



# Fall 2017

## Alder Point Homeowners Association Board Members

- Lindsey Newgard – President/ARC
- Terry Monasterio - Vice President/ARC
- Ellen Suchar – Secretary
- Erika Schofield – Treasurer
- Laura Bruce – Director/Member at Large

### Keeping the Neighborhood Nice — Volunteers Working For You!

The Alder Point HOA Board members are volunteers who strive to use the HOA fees in the most cost-effective manner to maintain and enhance the neighborhood's upkeep. But there have also been several volunteer homeowners that have helped with projects too! The Board would like to thank:

**Joe Lamm:** Joe is a longtime resident of Alder Point and has volunteered his time and tools on much of the pruning on the trees above the walls and planting flowers in the beds this summer. Joe we thank you!

**Brandon Woods:** Brandon is also a resident in Alder Point and has not only volunteered his time, but his equipment, truck, trailer, and dump runs to help uplimb the bigger trees off the sidewalk in the common area. We appreciate all your hard work Brandon!

**Quinn Massey:** Quinn Massey lives in Alder Point as well. He has donated his time this summer helping shovel dirt from the front beds and several hours after school this fall for his AVID class at River Glen Junior High. He helped trim trees, clean-up and weed beds, and picked up trash from the common area along Gary Lane. Good job Quinn!

**Erika Schofield:** Erika, who also volunteers as the Board's treasurer, has worked tirelessly on the front entrance. You have probably seen her working days, nights, and most of summer, and throughout the fall to make sure the subdivision entry not only look its best, but is constructed in the most cost-effective way possible. Many thanks to you Erika!

### Important Numbers

- DSI (Management Co.) (208)939-6000**
  - General questions for the HOA
  - HOA billing
  - ARC Requests for exterior home & landscaping changes
- Boise Police (208)377-6790**
  - Non-emergency officer request
  - File a police report
- Neighborhood Watch (208)577-3851**
  - Speeding/traffic issues
  - Vandalism/graffiti
- Boise Mayor's Office (208)384-4422**
  - Development information
- Code Enforcement (208)384-3845**
  - Sidewalk obstructions (trees, bushes, objects)
  - Grass/weeds higher than 12"
  - Properties storing excessive litter, debris, car parts, junk vehicles, old furniture, appliances, mattresses, tires, building materials, etc.
- Parking Violations (208)377-6790**
  - Autos, boats, RVs, & trailers parked on the street for more than 72 hours
  - Abandoned vehicles
  - For-Sale vehicles on street
- Animal Control (208)343-3166**
  - Nuisance/loud animals
  - Animal feces violations
- ACHD Maintenance (208)387-6320**
  - Stormwater retention
  - Street flooding
  - Street drain maintenance
- Call Before You Dig (208)342-1585**
- Idaho Power (208)388-2323**
- Intermountain Gas (208)377-6840**
- Suez Water (208)362-7300**
- Boise City Utility (208)384-3735**
- Republic Services (208)345-1265**
  - Trash
  - Recycling
- Boise School District (208)854-4000**

## Important Announcement

### The Board has unanimously voted to increase dues to \$143 for 2018.

After careful consideration and a detailed review of the HOA's expenses, the board has elected to raise the annual assessment to cover higher expenses from this past year as well as this coming year. This represents an increase of \$13.00 from last year and will be included in the 2018 dues statement in January. Thank you for making a note of this for your payment.

- This increase is a result of higher expenses for:
- Increased time, above and beyond DSI's standard contracted amount, for CC&R offenders, including not submitting ARC Forms.
  - Sprinkler system repairs; we anticipate more replacement costs as our system is aging and requiring more maintenance.

The budget is discussed in detail at every Annual Meeting held each Spring. The meeting location, date, and time is announced in the Spring newsletter and notices are posted at each of the entries to the subdivision the week of the meeting. The Board encourages you to attend.

**Alder Point CC&R Summary:** By accepting a deed to property in the Alder Point subdivision, all property owners acknowledged and agreed to abide by the Covenants, Conditions and Restrictions (CC&R) for Alder Point. Property owners are responsible for their rental tenants also abiding by the CCRs. The CC&Rs can be found on Development Services website at [www.dev-services.com](http://www.dev-services.com) under Associations We Manage and Alder Point.

Alder Point Homeowners Association  
C/O Development Services Inc.  
9601 W. State Street, Suite 203  
Boise, Idaho 83714

«Bill\_to\_1»  
«Bill\_to\_2»  
«Bill\_to\_3»  
«Bill\_to\_4»  
«Bill\_to\_5»

### Your Board in Action:

Some of the items your board members are working on include:

**Common Area Landscape** – We have almost completed the landscape plan at the front entrance. This next year we will focus on professional tree trimming of the Ash trees along Gary Lane and starting the process of obtaining water rights and converting our sprinkler system over to irrigation, eliminating our water bill from the city.

**Entrance Walls** – Construction on the front entry walls was completed late spring. We would like to thank Will McKinney at McKinney Masonry for doing such an excellent job.

**Entrance Lighting** – The signage lights imbedded in stone were completed this summer as well. We would like to thank Ken Herman at Idaho Stone Company and Western Outdoor Accent “The Original Outdoor Genuine Rock Light” for not only handcrafting the lights and installing them, but placing all of the boulders as well.

**Community Drive Throughs** – DSI performs drive through inspections of Alder Point on an on-going basis. **If you do get a notice from DSI, please take the time to promptly address the issue(s) noted.**

**Winter is coming!** A few friendly reminders:

- **Please keep the gutter in front of your home clear** of leaves, snow, and ice to ensure proper draining of the street & provide safe access for trash collection & mail carriers.
- **Please do not shovel snow into the street** (it is against Boise City Code).
- **If you have problems with a drain near your home, please call ACHD** (number is in the Important Numbers list in this newsletter).

### Architectural Review Forms

Believe it or not, spring is around the corner! Making changes? Please submit an ARC form. This is included but not limited to:

- Landscaping like additions and removals of plant material.
- Exterior home improvements like paint, fencing, roofing.
- Permanent structures like sheds, concrete work, and awnings.

**The form will be included in the January Assessment mailing; it can also be found on Development Services website at:**  
**[www.dev-services.com](http://www.dev-services.com)**

*Please submit forms a minimum of 30 days in advance of the estimated start date for your project.*