



## Fall 2019

### Alder Point Homeowners Association Board Members

Lindsey Newgard – President/ARC  
 Terry Monasterio – Vice President/ ARC  
 Erika Schofield – Treasurer  
 Laura Bruce – Secretary  
 Kelly Dwello – Member at Large

## Notice: Annual Assessment Increase Effective 01/01/2020

The annual assessment (HOA dues) for 2019 will be \$170. The Board has worked hard over several years to find ways to keep costs in check, but inflation affects the businesses that provide services to our area, and therefore their rising costs impact our dues.

- Maintenance contract for the common areas has increased to \$6,638.
- Annual backflow test has increased to \$80.

After reviewing the annual budget and determining the time required to reach the amount needed for the drainage swale project (\$15–\$20,000), the Board approved a \$13 increase, as allowed per the CC&Rs. This will allow us to pursue this project sooner, as well as begin saving for the funds to repaint the common area fence line.

Your dues help keep Alder Point a safe and attractive place to live, while also protecting the investment in your property. Invoices for annual dues will be mailed in January.

### ARE YOU REGISTERED TO VOTE?

If not, you can register in person on Election Day, November 5, at our nearest voting precinct, which is Riverglen Junior High.

#### Qualifications to Register

- You must turn 18 by Election Day.
- You must be a U.S. citizen.
- You must have lived in Ada County for 30 days prior to Election Day.
- Felons may not register until they have completed their sentence.

#### Ways to Register

- Online – only available with an Idaho issued ID at: [www.idahovotes.gov](http://www.idahovotes.gov)
- At an Early Voting Booth
- On Election Day – November 5, 2019
- Ada County Elections Office: 400 N. Benjamin Lane, Suite 100, Boise, ID 83704

#### Provide All of the Following

1. Valid photo identification — State issued ID, tribal card, U.S. Passport, or a current student ID.
2. Proof of residency — bank statement, vehicle registration, utility bill.
3. Either a State ID number or last 4 digits of social security number.

### Important Numbers

**DSI (Management Co.) 208-939-6000**  
[LaRae@dev-services.com](mailto:LaRae@dev-services.com)

- 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 208-387-6350**

- 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**

## CC&R Spotlight . . . storage of trailers, campers, etc.

### Do you know what Article II Section 2.15 says?

No boats, trailers, tractors, recreational vehicles (i.e. any trailers, campers, motor homes, automobile campers or similar vehicle or equipment) dilapidated, unrepaired or unsightly vehicles, or similar equipment, motorcycles, snowmobiles, trucks (working or non-working) greater than three – quarter (3/4) ton in size shall regularly, or as a matter of practice be parked or stored on any portion of the property, including streets and driveways, unless enclosed by a structure or screened from view in a manner approved in writing by the architectural committee. Notwithstanding the foregoing, any boat, camper trailer or recreational vehicle which is in good repair and working order which does not exceed the following dimensions may be stored on the side yard of a lot between front and rear yard setbacks if screened by a six foot fence, eight feet wide, twenty-seven feet long and ten feet high.

### New Board Member

We welcome Kelly Dwello for volunteering his time to serve as a HOA Board Member and look forward to his participation in keeping our neighborhood a great place to call home.

## THANK YOU RESIDENTS

**For your concern and active participation in the subdivision and the neighborhood. Your involvement in one or more of the items listed below is greatly appreciated!**

- Attending the HOA Annual Meeting this past May
- Attending the Northwest Neighborhood Plan Open House this past June
- Sending letters and attending local government meetings regarding proposed developments in the Northwest Neighborhood
- Submitting an Architectural Review Form for your exterior projects
- Keeping your property well maintained and in compliance with the CC&R's

### CC&R Enforcement Policy 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. The CC&R's are intended to keep the neighborhood an attractive place to live and to protect property values. Property owners are responsible for compliance with the CC&Rs for anyone who occupies their property, including rental property tenants. When violations of the CC&R's occur, a four-step process is used to seek resolution. This process is available online at [www.dev-services.com](http://www.dev-services.com) under Associations and Alder Point.

Submit questions, concerns or complaints to: Alder Point HOA, c/o Development Services, 9601 W. State, Suite # 203, Boise, 83714. Or, call 939-6000, Ext. 207; fax 939-6118; email: [LaRae@dev-services.com](mailto:LaRae@dev-services.com).

## Important Upcoming Events

### **“Prominence” Development – Hill Road Parkway**

Permit: CAR19-00004 / PUD19-00012 / SUB19-00016

**Tuesday October 1 @ 6:00pm, Boise City Hall**

This Corey Barton development seeks a rezone for higher density to construct mixed-use housing on 38.39 acres located on the open space along Hill Road Parkway, between Duncan and Bogart Lane.

On May 13 the Planning & Zoning Commissioners unanimously denied the project. The developer appealed and on July 23 the City Council chose to defer the decision.

The North West Neighborhood Association has strongly opposed this development due to the loss of open space and wildlife habitat, the proposed density and 3-story apartments not being compatible with the existing residential, increased traffic, and the impact on school capacity and public service delivery.

**Please plan to attend, as this sends a message to those who are up for election that you care about our neighborhood.**

**\*To stay up to date on these projects, see the Old Hill Road Facebook page, North West Neighborhood Association website, and the PDS online system on the City of Boise website.**

### **Northwest Neighborhood Association Annual Meeting**

**Monday October 14 @ 7:00pm  
Riverglen Junior High**

Updates on neighborhood developments, Board Member elections, Q&A, etc.

All candidates running for elected City positions have been invited to attend and introduce themselves (3 min. speech), plus stay and listen to residents concerns.

### **Regular Boise City Meetings of Interest @ City Hall**

- City Council, 6:00pm on Tuesday, except noon on fourth Tuesday
- Planning & Zoning Commission, 6:00pm first & second Mondays

### **Northwest Neighborhood Plan Open House & Presentation**

**Thursday October 10 @ 5:30pm Open House  
with a presentation at 6:00pm**

**Riverglen Junior High**

A team composed of your neighbors and the City has worked for the past year on developing a plan to guide the direction of future development in the Northwest Neighborhood. Come see how the input you shared through the online survey and June Open House is shaping up.

### **November 5 – VOTE!**

This is an exciting election year, as Boise has 11 people running for the three City Council seats and 7 running for the Office of Mayor. This is more than we have ever had.

A few of these candidates are from the Northwest area of the City and if elected, will be a stronger voice for the proposed changes coming to our neighborhood and the State Street Corridor.

And the library and stadium petitions are on the ballot – so study that election guide.

**The Northwest section of the City has had very low voter turnout in the past, so PLEASE make it a priority to vote this year.** It is the most meaningful form of public participation in shaping the future. If you are not registered, or wish to check the status of your registration, it is easy to do at: [www.idahovotes.gov](http://www.idahovotes.gov)

**MARK YOUR CALENDAR - *more details inside newsletter***

**Oct. 1** – Prominence Development Public Hearing, 6:00pm

**Oct. 9** – City Council Election Forum @ South Junior High School, 6:30pm

**Oct. 10** – Northwest Neighborhood Plan, 5:30pm with presentation at 6:00pm

**Oct. 14** – Northwest Neighborhood Association Annual Meeting, 7:00pm

**Oct. 17** – Mayor Election Forum @ Boise High School, 7:00pm

**Nov. 5** – City Voting @ Your Precinct's Polling Place

**Dec. 3** – Possible Mayoral runoff election

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

Property Owner  
Street Address  
Boise, ID 83714