



# Alder Point News

Alder Point Homeowners Association

April 2015

## Alder Point Homeowners Association Board Members

Lindsey Newgard – President/ARC  
Ellen Suchar – Vice President/ARC  
Mike O'Dell - Treasurer  
Erika Benson-Schofield - Secretary  
Clint Warren – Director

### Keeping the Neighborhood Nice: Your HOA Dues In Action!

The annual dues you are required to pay assists in keeping the neighborhood an attractive place to live and helps with retaining property values. Here is a brief summary of some of the items your dues have covered. A detailed accounting is presented at the annual meeting, which will be on May 13.

#### Fence

The fencing along the common areas, on Gary Lane and on the North side of the Lamplighter Street entrance, is paid for with HOA dues. The cost to replace the fence along Gary Lane has been approximately \$21,000. The last section on Lamplighter is scheduled to be done Spring of 2016.

#### Upkeep of Common Areas

A large annual expense is landscape maintenance at the front entries and Gary Lane common areas. Sprinkler maintenance and water along with entry repairs are also an ongoing expense. These consume approximately \$10,000 a year.

#### Other Yearly Costs

Management fees including regular drive throughs to help keep our community attractive and help maintain our property values, printing and postage, insurance, tax preparation consume approximately \$8000 a year.

### Important Numbers

DSI (Management Co.)	939-6000
Boise Police	577-3800
Neighborhood Watch	577-3851
Boise Mayor's Office	384-4422
Code Enforcement	384-3845
Animal Control	343-3166
Ombudsman	395-7859
Idaho Power	388-2323
Intermountain Gas	377-6840
United Water	362-7304
Boise City Utility	384-3735

### Get Involved! Become an HOA Board Member

Your HOA has an opening for a resident to join the Board of Directors. All directors are required to be homeowners who have lived in Alder Point for a minimum of one year, their dues must be current, and have no current violations. This is your chance to contribute to what makes Alder Point a great place to live. Please contact Shurie at 939-6000, Ext.207 if you have any questions.

### Please pick up after your pet

Please be a responsible pet owner. While you are out walking your pets pick up after them. Don't make someone else do it for you.



### GENERAL REMINDERS *Signs*

One (1) for sale or rent sign of not more than five (5) square feet is the only sign allowed on a property lot for public view. No remodeling/painting/hail damage etc. advertising signs are allowed.

### Hawkins/Bach Development Outcome

The Northwest Neighborhood Association along with members of the Alder Point and Baron HOAs worked extremely hard for 10 months on this issue. Due to Idaho State Land Use Laws, the developer has nearly free-reign to develop in whatever manner provides the most profit and the City Council has limited ability to restrict this. But we still succeeded by securing the following:

1. Two-story townhouse apartments along the shared property line versus four-story structures.
2. A 30 foot build set-back requirement from the shared fence line versus a 17 foot set-back.
3. Keeping Baron Lane closed as a Private Road versus opening it up for all apartment users at the sole maintenance expense of the Baron Lane HOA dues.

### Spring Is Here – BEWARE OF LANDSCAPE CHEMICALS

- Many herbicides, pesticides, fungicides and fertilizers are mildly to very hazardous, for both humans and animals.
- Always read the entire product label and instructions.
- Remember that it's your responsibility, not others, to ensure the safety of your pets and children from exposure.



## 2015 ANNUAL MEETING

The annual HOA meeting is scheduled for May 13, 2015. Participation is extremely important so please save the date. An official notice is attached hereto. If you are unable to attend the meeting please fill out and return the proxy to assist with meeting quorum.

## Alder Point Community Yard Sale

The annual neighborhood yard sale is scheduled for Saturday, June 20. A banner sign will be placed at the Tobi St. entry the Monday prior to the sale date and an ad will be placed on Craigslist to generate interest.

We wish you luck with your sale!



## CC&R Enforcement Policy Outlined

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 our subdivision. The CC&R's are intended to keep the neighborhood a pleasant place to live and to protect property values. Persons who own rental properties in the subdivision should be reminded that they are responsible for ensuring that tenants abide by the CC&R's. Occasionally, violations of the CC&R's do occur. When that happens, a four-step process is used for handling violations. This process, adopted by the Association board of directors on Sept. 6, 2005, and revised July 1, 2015, is available online at [www.dev-services.com](http://www.dev-services.com) under Associations We Manage and Alder Point.

**Submit complaints, questions or concerns 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: [Shurie@dev-services.com](mailto:Shurie@dev-services.com).**

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»