



April 2016

Alder Point Homeowners Association Board Members

Lindsey Newgard– President/ARC
 Clint Warren– Vice President/ARC
 Erika Benson-Schofield - Treasurer
 Ellen Suchar- Secretary
 Terry Monasterio– Director

Important Numbers

- DSI (Management Co.) 939-6000**
 - General questions for the HOA
 - HOA billing
 - ARC Requests for exterior home & landscaping changes
- Boise Police 377-6790**
 - Non-emergency officer request
 - File a police report
- Neighborhood Watch 577-3851**
 - Speeding/traffic issues
 - Vandalism/graffiti
- Boise Mayor’s Office 384-4422**
 - Development information
- Code Enforcement 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 376-6790**
 - Autos, boats, RVs, & trailers parked on the street for more than 72 hours
 - Abandoned vehicles
 - For-Sale vehicles on street
- Animal Control 343-3166**
 - Nuisance/loud animals
 - Animal feces violations
- ACHD Maintenance 387-6320**
 - Stormwater retention
 - Street flooding
- Republic Services 345-1265**
 - Trash Service
 - Recycling
- Idaho Power 388-2323**
- Intermountain Gas 377-6840**
- Suez Water 362-7300**
- Boise City Utility 384-3735**
- Boise School District 854-4000**

Keeping the Neighborhood Nice: Your HOA Dues In Action!

The annual dues you are required to pay by owning a home in Alder Point assist in keeping the neighborhood an attractive place to live and helps retain property values.

Here is a brief summary of some of the items your dues have covered. A detailed accounting is available at the annual meeting, which will be on May 2016.

Fencing:

The last section on Lamplighter was scheduled to be done Spring of 2016, but due to a tree falling over and damaging the fence, that section of fence was replaced early Summer of 2015.

Swale Maintenance:

Properties that border the south and west edges of the subdivision all have a Drainage District No. 2 easement on their property which is marked on their plat. This easement contains a drainage swale that has a pipeline underneath which carries water out of our subdivision. This year we had to have Master Rooter come in and clear the pipeline of tree roots that were obstructing the flow of the draining water and causing water to back up on streets and individual properties.

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. This year a car crashed into the front entrance requiring repair and we have also been battling numerous events of vandalism. These items 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, and tax preparation consume approximately \$8000 a year.

Drainage Swale

If you live on the south or west border of the subdivision, chances are, your property has the Drainage District No. 2 easement and you have the swale in your backyard. Consequently, by taking deed to a property on this easement, you have a certain set of property limitations listed in the CC&Rs. These limitations affect the landscaping of this area, pertaining to permanent structures and trees and bushes with extensive root systems. You must have approval by the Architectural Review Committee (ARC) and Drainage District No. 2 to make landscape changes to the swale and cannot change the shape or size of the swale in anyway. Please read the section on the Drainage Swale in the CC&Rs for more specifics.

Being a good neighbor is an art
which makes life richer.

— Gladys Taber —

We have received many complaints this last year for a variety of violations by our residents. A lot of these are Boise City Code violations and as an HOA, we cannot legally enforce them. As neighbors we all have a responsibility to keep our properties maintained and the neighborhood a great place to live. Please see the list to right for the correct agencies to report to or visit:
<http://pds.cityofboise.org/media/39987/whomdoicall.pdf> for a complete list.

2016 ANNUAL MEETING

The annual HOA meeting is scheduled for May 31, 2016.

An official notice and proxy form is included with this mailing. If you are unable to attend the meeting please fill out and return the proxy to assist with meeting quorum. We look forward to seeing you there!

Alder Point Community Yard Sale

Our annual neighborhood yard sale is Saturday, June 18 from 8am-2pm. A banner sign will be placed at the Tobi St. entry the week prior to the sale date and an ad will be also be placed on Craigslist.



We wish you luck with your sale!

We have an opening for a board member! For more information, to nominate a great neighbor, or if you are interested in being on the board for the Alder Point HOA, please attend the annual meeting.

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, is available online at 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.

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

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«Bill_to_2»

«Bill_to_3»

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