



## Spring 2018

### Alder Point Homeowners Association Board Members

Lindsey Newgard – President/ARC  
 Terry Monasterio – Vice President/ ARC  
 Erika Schofield – Treasurer  
 Laura Bruce - Director

### Who to contact when you have a question or concern?

**Development Services Inc. is the management company that oversees our HOA. LaRae Cervantes is Alder Point's HOA manager. Your board of directors consists of homeowners in your community who volunteer their time and efforts to keeping the community attractive and safe. In doing so, this helps all of us maintain our property values. In order to help you find a resolution for your questions, issues, or concerns, please contact LaRae rather than a board member directly. When you contact LaRae she will make sure your items will be addressed to the entire Alder Point board. Decisions and resolutions are decided as a board and not as individuals. Please contact LaRae at Development Services Inc. to receive the best and fastest response at 208-939-6000 or email her at [LaRae@dev-services.com](mailto:LaRae@dev-services.com)**

### You are a member of the Alder Point Homeowner's Association

**Please remember that when you accepted a deed to your property in Alder Point, you agreed to abide by the Homeowner's Association CC&Rs. CC&Rs can be found on Development Services website at [www.dev-services.com](http://www.dev-services.com) under Select an Association and Alder Point. Being part of an HOA requires compliance with the CC&Rs. This includes paying annual dues. This is not an optional fee, and all homeowners are treated the same and required to pay the annual dues. Therefore, your participation in the annual meeting is very important. Your attendance will be highly welcomed. We appreciate and value your questions, constructive comments, and suggestions regarding our community. Please join us at the annual meeting on Monday, May 14<sup>th</sup> at 6:30 p.m.**

## COMMUNITY YARD SALE

MAY 19<sup>th</sup> FROM 8AM TO 2PM

A banner will be placed at the Tobi St. entrance with advertising on Nextdoor.com and Craigslist.com.



### Green Thumb Tips: Pruning

- Prune in late winter or early spring if it blooms on new wood, such as roses, butterfly bush, rose of Sharon.
- Prune only after it flowers if it blooms on old wood, such as forsythia, lilacs, spirea, and most hydrangeas.
- Prune conifers in the spring.
- Remove a tree branch where it attaches to the trunk; branches do not grow further up the trunk with age.
- General rule of thumb – you can safely remove up to one-third of a plant in any one pruning session.

### 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**

## Architectural Review Forms

The Board receives a large number of forms to approve this time of year and we do our best to get back to you as quickly as possible with your approval or our questions.

Please know that we treat everyone equally and the sole purpose of this review is to keep all home values up and our neighborhood looking attractive. Everyone must submit the form with appropriate details for **all exterior projects**.

Form can 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.**

### Area Development News

- **CUP18-00017-** (APPROVED March 23, 2018) Administrative approval for a Conditional Use Permit to add an additional portable at Riverglen Jr. High for their pre-engineering program.
- **CAR18-00006-** Prominence Subdivision- Trilogy and Corey Barton development of 307 units of mixed-use housing of on 38.39 acres located along Hill Road Parkway between Duncan and Bogart Lane.
  - Apartments: 120
  - Townhomes: 134
  - Single Family Homes: 53
  - **The North West Neighborhood Association opposes this development** due to the density, addition of more apartments to the area, increased traffic and school load, and loss of open space and wildlife habitat.
    - Write your traffic concerns to ACHD at: [tellus@achdidaho.org](mailto:tellus@achdidaho.org) please reference Prominence Subdivision in all your correspondence.
    - Write your general concerns of the development to the City of Boise at: [tucker@cityofboise.org](mailto:tucker@cityofboise.org) Todd Tucker is the planner on the project. Please reference CAR18-00006 in all your correspondence.
  - **The Planning and Zoning meeting will be May 14<sup>th</sup> @ 6pm.** You are invited to attend and testify.
- **PUD18-00003-** Newport Place Subdivision- Profit Share, LLC development of 19 detached single family homes on 2.45 acres located at Shields Ave.
  - Write your traffic concerns to ACHD at: [tellus@achdidaho.org](mailto:tellus@achdidaho.org) please reference Newport Place Subdivision in all your correspondence.
  - Write your general concerns of the development to the City of Boise at: [lletson@cityofboise.org](mailto:lletson@cityofboise.org) Leon Letson is the planner on the project. Please reference PUD18-00003 in all your correspondence.

**\*To stay up to date on these projects, like and join the Old Hill Road & North West Neighborhood Association pages on Facebook\***

### WANT TO JOIN THE BOARD?

#### Board Member Needed!

**We are looking for someone that wants to be involved and will contribute to the neighborhood!**

If you are a homeowner who has lived in Alder Point for a minimum of one year, with current dues, and no current violations, you are invited to join!

#### 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 We Manage 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).

**ALDER POINT HOMEOWNERS ASSOCIATION  
NOTICE OF THE 2018 ANNUAL MEETING**

**NOTICE** is hereby given that the Annual Meeting of the Alder Point Homeowner's Association will be held on **MONDAY, MAY 14, 2018 AT THE RIVERGLEN JR. HIGH SCHOOL CAFETERIA, 6801 N. GARY LANE, AT 6:30 P.M.**

**THE PURPOSE OF THIS MEETING IS TO DISCUSS AND TRANSACT THE OFFICIAL BUSINESS OF THE ALDER POINT HOMEOWNER'S ASSOCIATION.**

**PROPOSED AGENDA**

- DISCUSSION OF MINUTES FROM 2017 ANNUAL MEETING
- FINANCIAL REPORT FOR 2017 AND BUDGET FOR 2018
- ELECTION OF 2018 BOARD OF DIRECTORS

In the event that you cannot attend, a Proxy form is enclosed for your convenience. Please return the proxy no later than May 12, 2018 by mail, fax or have it presented at the meeting by your appointed representative. If you do not have a representative, you may list a Board member. Proxies may be sent to: Development Services, Inc., 9601 West State Street, Ste. 203, Boise, Idaho 83714 or by fax: 939-6118.

**We must have your participation to reach quorum. It makes a difference in the quality of the Alder Point Homeowner's Association.  
We respectfully request that no children attend the meeting.**

Dated this 9<sup>th</sup> day of April, 2018

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**PROXY**

**For the Annual Meeting of the Alder Point Homeowner's Association  
6:30 p.m., Monday, May 14, 2018**

I/We, the undersigned, being a member of the Alder Point Homeowner Association, do hereby appoint \_\_\_\_\_, an Alder Point Homeowner, or a Member of the Board, as my/our true and lawful attorney-in-fact with power of substitution for me/us in my/our behalf to vote at the Annual Meeting of the Alder Point Homeowner Association, identified above, with all the powers I/we should possess as if personally present.

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Street Address: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Phase: \_\_\_\_\_

Dated: \_\_\_\_\_

**If you are interested in becoming a Board Member, please contact LaRae Cervantes by phone at 208-939-6000, Ext. 207 or by email at [LaRae@dev-services.com](mailto:LaRae@dev-services.com). Please respond by May 12, 2018. Nominations will be taken at the meeting as well, however qualifications will be reviewed after voting to confirm results.**

The following qualifications must be met in order for a Member to be eligible for nomination to the Board of Directors:

- \*Resident in Alder Point for a minimum of one (1) year,
- \*Current on Alder Point assessments, and
- \*Compliant with the Alder Point CC&R's for a minimum of one (1) year prior to nomination.

This resolution was adopted and made a part of the minutes of the meeting of March 3, 2011.

**Annual HOA Meeting – May 14<sup>th</sup> at 6:30 pm**  
**Riverglen Junior High**

Mark your calendar and plan to come share your constructive thoughts and ideas.

An official notice and proxy form is included in this mailing. If you are unable to attend, please fill out and return the enclosed proxy to assist with meeting quorum.

**We look forward to seeing you there!**

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»