



Spring 2019

Alder Point Homeowners Association Board Members

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

Who to contact when you have a question or concern?

Please review the **Important Numbers** section to the left for the appropriate agency to best address your issue. We have made it easy to cut out this section, so you can retain for easy access.

IMPORTANT REMINDER: Street Drains and Backyard Drainage Swales

As a subdivision, it is very important we all be aware of this complex system to avoid flooding. **Even if you don't have the swale:**

Please do not blow leaves, grass, and/or debris into the street; this blocks the drains and causes street flooding. Collect the debris in your yard and dispose in compost or trash receptacles.

Be cautious of chemical use (leaking vehicles, ice melt, pesticides, herbicides, & fertilizers) that can run-off into the street as well; they contaminate the water which flows into your neighbors' backyards, agricultural irrigation systems, and the Boise River.

A short description of the system & who owns what:

ACHD owns and maintains the 3 subdivision drains and the piping from the street drains to the backyard swale. When the water reaches the swale, it drains into the ground to underground piping and is transported out of the subdivision. **Drainage District No. 2**, overseen by the HOA, maintains the swale and solely owns underground piping under the swale in the backyards on properties on the south and west borders of the subdivision.

Both the swale and its underground irrigation piping are engineered to flow from the southeast to the northwest corner of the subdivision at Lamplighter & Oliver.

ALL OF THE ABOVE ARE MARKED EASEMENTS ON EACH PROPERTY'S PLAT AND ARE OWNED AND MAINTAINED BY THE AGENCY WHO HOLDS THE EASEMENT.

A few things to note:

- **Landscaping in the swale:** If you are a property owner on the south side of Kerry Dr., west side of Oliver Ave., or south side of Alder Point Pl. you have the swale in your backyard. If you plan any landscaping in the swale you must contact Drainage District No. 2 superintendent Allen Funkhouser at 208-571-3804 for approval of your plant material and/or plan, a lot of plants have invasive root systems that can damage the pipes in the swale.
- **Blocked storm drain:** Contact ACHD Maintenance at 208-387-6350. **DO NOT ATTEMPT TO CLEAR THE DRAIN YOURSELF.**

Important Numbers

DSI (Management Co.) 208-939-6000
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

Architectural Review Forms

Spring is here! Are you planning on making changes to your front yard landscaping? Building a shed? Painting the exterior of your home or replacing a roof? Please fill out an ARC form and submit for Board review.

ARC Forms can be found on Development Services' website at: Dev-services.com. Simply select Alder Point from the Association list and click on the document link under ARC Forms section on our page.

Area Development News

Roe Street Townhomes - For homes in Alder Point on Oliver Ave.

Document IDs: SUB16-00046/CAR16-00023

The Alder Point Board asked City Council and were granted several variances for residents in Alder Point when building starts on this property at the city council meeting on November 1, 2016. The property is now being built upon in the front phases and building will commence shortly at the back of the development along properties in Alder Point.

1. **Site restrictions on work hours:** Instead of a 6am-8pm work day, crews are only allowed to work 7:30am to 6pm weekdays and 9am-6pm weekends on the buildings that border those properties.
2. **Permeable surface** will be used on the parking lot that abut the Alder Point drainage swale (homes on Oliver) to help prevent spill over into drainage easement on those properties.

If these variances are not adhered to, please reach out to the Mayor's Office (208-384-4422) or Code Enforcement (208-384-3845) immediately. Please make sure to use the appropriate document IDs listed above and document these offenses with pictures to send them in if you do report a violation.

Prominence Subdivision – Hill Road Parkway

Document IDs: CAR19-00004 / PUD19-00012 / SUB19-00016

Prominence, a Corey Barton development, seeks a rezone for higher density to construct 286 units of mixed-use housing on 38.39 acres located on the open space along Hill Road Parkway, between Duncan and Bogart Lane. This development includes some single family homes and more apartments and townhomes.

- **The North West Neighborhood Association opposes this development** due to the loss of open space and wildlife habitat, the proposed density, addition of more apartments to the area which does not offer ownership-opportunity, increased traffic, and the impact on school capacity and service delivery.
- **For more information or to comment on this proposed development, contact the following:**
 - Write your traffic concerns before April 24, 2019 to ACHD at: tellus@achdidaho.org
 - Write all other concerns of the development to Leon Letson, the City planner on this project at: LLetson@cityofboise.org
 - Reference Prominence Subdivision CAR19-00004 / PUD19-00012 / SUB19-00016 in all correspondence.
- **Residents and community members are encouraged to attend the public hearings, and to testify:**
 - **ACHD Hearing is scheduled for April 24 @ 6pm**, ACHD Headquarters, 3775 N. Adams St. Garden City
 - **Planning & Zoning Hearing is scheduled for May 13 @ 6pm**, Boise City Hall

***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.**

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! Contact LaRae or come to the annual meeting.

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 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.

**ALDER POINT HOMEOWNERS ASSOCIATION
NOTICE OF THE 2019 ANNUAL MEETING**

NOTICE is hereby given that the Annual Meeting of the Alder Point Homeowner's Association will be held on **MONDAY, MAY 20, 2019 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 2018 ANNUAL MEETING
- FINANCIAL REPORT FOR 2018 AND BUDGET FOR 2019
- VOTE ON NEXT STAGE OF LANDSCAPING AT THE FRONT ENTRY
- ELECTION OF 2019 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 17, 2019 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 22nd day of April, 2019

PROXY

For the Annual Meeting of the Alder Point Homeowner's Association
6:30 p.m., Monday, May 20, 2019

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. Please respond by May 17, 2019. 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 – Monday May 20th at 6:30 pm
Riverglen Junior High Cafeteria

Mark your calendar and plan to come share your constructive thoughts and ideas. We will also be voting on some front landscape items at this meeting.

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.

COMMUNITY YARD SALE

Saturday MAY 25th FROM 8AM TO 2PM

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

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»