

HAPPY NEW YEAR!

The Alder Point HOA Board Members would like to wish you a wonderful coming year with an extra special welcome to the 11 new property owners who have joined us this past year. We thank all of you for doing your part to help keep our neighborhood a beautiful, safe, and peaceful place to live.

As volunteer Board members we choose to provide time out of our busy schedules because we care. We work throughout the year to:

- Make informed decisions that contribute to keeping our neighborhood a great place to live and to protect property values.
- Be knowledgeable and involved in the development taking place around our subdivision.
- Seek ways to reduce expenses to combat inflation and/or better utilize the expenses we incur that are paid for via your annual dues.

Examples of Reducing Expenses & Utilizing Resources

- Conserving water usage in the common area along Gary Lane and the front entrance. As the price of water has increased over the years, we have made changes to the sprinkler schedule. Prior to 2014 the sprinkler system ran 5 times per week. Since then, we have utilized a twice per week schedule for spring and fall, and three times per week during the intense heat of summer. This has directly kept this expense from increasing while also conserving resources, and without any detrimental impact to the health of the plants.
- Providing timely and useful content utilizing both sides of the newsletters.
- Providing additional communication in this annual invoice mailing to keep you informed and make the most of the postage expense that would be incurred whether we included additional communication or not.
- Secured a new landscape company for 2017 to address the concerns we have heard regarding how the common area has looked this past year.

2017 Plans for Reducing Expenses

- Evaluate adding large boulders near the entry sign lights to deter vandalism and repair expenses.
- Plant drought tolerant perennials in the front entry areas to decrease water usage and reduce (but not eliminate) the large expense from planting annual flowers each year.
- Perform the first round of long overdue pruning on the common area trees to lessen the larger expense of hiring an arborist that is necessary for the upper tree canopies.
- Consolidate years of record boxes that the HOA pays fees to store.
- Solicit bids for the insurance coverage.

Making It Easy For You

To make it as easy as possible for you to comply with the CC&Rs regarding landscaping and exterior projects, we have included a copy of the Architectural Review Application Form for you to keep on file (see back side of this page).

ARCHITECTURAL REVIEW APPLICATION FORM

Alder Point Homeowners Association

- All approvals must be in writing. Verbal or any other type of approvals will not be considered valid or legal.
- Please contact the City of Boise regarding legal specifications or permits needed for your request, such as fence height limitations, storage shed size, sight and/or access obstructions regarding landscaping, etc.
- **Application form needs to be submitted a minimum of 30 days in advance of the estimated start date.**
- Submit application to: Development Services Inc. ~ 9601 W. State St. #203 ~ Boise, ID 83714 or LaRae@dev-services.com

Date: _____ Owner Name: _____

Property Address: _____ Lot _____ Block _____ Phase _____

Email: _____ Phone: _____

Estimated Start Date: _____ Estimated Completion Date: _____

APPLICATION FOR:	PERMIT REQUIRED:
<input type="checkbox"/> Landscape Addition or Change	Is a building permit required?
<input type="checkbox"/> Fence Installation or Change	<input type="checkbox"/> YES – provide a copy
<input type="checkbox"/> Storage Shed/Detached Accessory Structure	<input type="checkbox"/> NO
<input type="checkbox"/> Remodel/Alteration of Exterior or Driveway	
<input type="checkbox"/> Roofing	
<input type="checkbox"/> Exterior Paint Body: _____ Trim: _____ Fascia: _____ Accent: _____ Door: _____	Please attach diagrams/brochures/ color samples/material specifications/ pictures/etc. Use other side of this form if additional room is needed.
<input type="checkbox"/> Other: _____	

Contractor/Builder: _____ Company: _____

Phone: _____ Email: _____

Description of Request: _____

Owner Signature: _____ Date: _____

By signing this application, I understand that approval from the Alder Point HOA is required. I also understand that this is an approval to comply with the CC&Rs and in no way does this approval have any bearing as to the safety, soundness, or legal aspect of the improvement. All local codes and laws are the owner's responsibility. The HOA makes every attempt to provide a fully inclusive review however unless a specific variance is granted, it is expected that regardless of plan notations all minimum CC&R & ARC requirements will be met by the owner.

For Architectural Committee Use	Per Article 2.2 of the declaration of CC&R's
Date Received: _____	Date Returned: _____
<input type="checkbox"/> Further Review Necessary	<input type="checkbox"/> Approved With Conditions
<input type="checkbox"/> Approved as Submitted	<input type="checkbox"/> Not Approved
Acknowledged By: _____ Date: _____	
Acknowledged By: _____ Date: _____	