



Fall 2020

Board of Directors

Lindsey Newgard – President/ARC
 Terry Monasterio – Vice President/ARC
 Erika Schofield – Treasurer
 Laura Bruce – Secretary/ARC
 Kelvin Dwello – Member At Large

Annual Meeting for 2020 CANCELLED

Due to the constant increase in local coronavirus cases, Ada County’s pandemic restrictions on large group gatherings, and to do our part to lessen virus’s impact on the health and safety of our residents, their families, and our community, the Alder Point Board of Directors has made the decision to forgo the annual meeting this year. Our usual venue at Riverglen Junior High is not allowing groups to use its facilities due to county restrictions and due to the fact that not everyone in our neighborhood has computer or internet access, we cannot hold our meeting virtually.

We will resume this meeting when restrictions are lifted, hopefully in the spring or summer of 2021. Thank you for your understanding as we try and do our part to limit the spread of this virus.

Meanwhile, we hope you and your family are staying well.

Neighborhood Concerns

- **Water & Sewer Main Breakage:** A few of our residents have recently had to replace these lines due to breakage. As our subdivision ages, so do the pipes and lines within our homes. Be on the lookout by conducting regular inspections of your crawl space and attic. If you suspect you have a problem, contact Suez Water or Boise City Utility.
- **Barking Dogs:** More people are now working from home and children are home schooling, which can be very challenging to focus on work and learning when dogs are barking nearby. We have been asked to remind everyone to be a good pet owner neighbor and mindful of the laws regarding Animal Control per the Boise City Code, which states the following.

Section 5-1-9 Nuisances: It shall be unlawful for any owner to fail to exercise proper care and control of his animal to prevent it from becoming a public nuisance. Every person shall be guilty of allowing an animal to become a nuisance when such person permits or allows an animal to: A. Excessive, continuous or untimely barking, or noise;

- **Mice:** Residents have also been dealing with mice in the crawl space, attic, and HVAC system. Pest control companies state that a common cause for such issues is the readily available food source from bird feeders and peanuts for squirrels.

Important Contacts

Choice One HOAS 208-957-5730

LaRae Wiley – Association Manager
 • General HOA questions & billing
 • Architectural Review Application; all exterior projects
 Email: alderpointhoaboise@gmail.com
 Website: www.alderpointhoa.com

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 (tree branches, bushes, objects, etc.)
 • 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 street for more than 72 hours
 • Abandoned vehicles
 • For-sale or rental 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

REMINDER

New HOA Management & Contact Info!

In July, Choice One HOAS became the new association management company that oversees the Alder Point Homeowners Association and LaRae Wiley is once again our Association Manager.

The Board of Directors consists of your fellow homeowners who volunteer their time and efforts to keep the subdivision attractive and safe, which protects all property values.

If you have questions or concerns, please contact LaRae rather than a member of the Board, and she will ensure the Board addresses your concerns. Decisions and resolutions are made as a Board, not as individuals, using the relevant governing documents, which are all available on our website. If you need paper copy documents, these can be provided subject to copy and mailing charges.

New email address and website

Email: alderpointhoaboise@gmail.com

Website: www.alderpointhoa.com

Please add the new email to your contacts and begin using this for all correspondence, including Architectural Review Applications.

Did you know . . .

- Refuse collection trucks need 3 feet between carts for “the claw” on the truck to safely and securely grab the cart, and lids must be fully closed or they catch on the truck and spill contents on the ground.
- Allowing dirt and other materials to pile up by your fence will hold moisture, which leads to wood rotting and results in repairs and replacement expenses sooner rather than later.
- All water on the street drains directly into the Boise River without any filtering process to remove engine oil, cigarette butts, pet waste, spilled lawn fertilizer, etc.

Your Dues at Work

In addition to regular expenses, the HOA has the following large expenses this year:

- \$1750 – Replaced one of two irrigation backflow units.
- \$990 – Removing 2 blue spruce trees on the south side common area along Gary Lane; one has outgrown the space and is infected with spider mites and the other one poses a safety hazard because it is severely leaning.

Upcoming expenses include fence maintenance and installing signage to remind people to pick up their dog’s waste, as our common area has unfortunately become laden with dog feces over the past few years. Please pick up your dog’s waste on the common area and also on your neighbor’s lawns.

The front entry and common area projects continue with the landscaping on the center island completed and work has started on the south side common area along Gary Lane. Many of you see our treasurer, Erika, out there frequently volunteering her time and effort in order to save the HOA money on the labor costs. In addition, she has grown several of the ornamental grasses by digging and dividing her own plants, and has utilized her portion of the free compost available to city residents for amending the soil. We appreciate your patience with this multi-year project, which we continue to make progress on when funds and time allow.

CC&R Enforcement Policy Summary

By accepting a deed to property in Alder Point Subdivision No.1 or No. 2, all property owners acknowledged and agreed to abide by the recorded plat documents, Declaration of Covenants, Conditions and Restrictions (CC&R), and By-Laws. The CC&R’s are intended to keep the neighborhood an attractive and safe 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 property rental tenants.** When violations of the CC&R’s occur, a four-step process is used to seek resolution. This process is available to view online at the Alder Point Subdivision website: www.alderpointhoa.com

Please submit questions or concerns to Choice One HOAS by using the contact information provided on the front page or by mail to: Alder Point HOA c/o Choice One HOAS, PO Box 57, Eagle ID, 83616.