



## Spring 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

## Exterior Projects Require Architectural Review Application

Are you planning exterior changes to your property? If yes, you will need to submit an Architectural Review Application in advance of your project, as this is required by having accepted a deed to your property per the CC&R's. (Articles 2.2 and 6.1–6.9 *see p.3 summary*)

Examples of projects may include, but are not limited to:

- Roofing, patio cover, painting – including front door
- Structures such as storage sheds and fences
- Landscape additions or changes

The volunteer members of the Architectural Review Committee (ARC) review proposed projects for compliance with the governing documents of the Subdivision in order to support a stated purpose of the HOA; *to protect and enhance the value, desirability, and attractiveness of all Subdivision properties.*

**Please submit an Architectural Review Application a minimum of 30 days in advance of the project start date.** The Application is available on the property management company website at: [Dev-services.com](http://Dev-services.com). Select *Alder Point* from the *Select An Association* list and click on the appropriate project document link, or call DSI to request a copy.

## City Council To Be Elected By Districts

On March 25 the Governor of Idaho signed into law House Bill No. 413, which takes effect on July 1, 2020, requiring any city having more than 100,000 inhabitants to elect City Council representatives by a district voting system, just as members of the legislature and Congress are elected from districts. (*continued on p. 3*)

### Green Thumb Tips: Turf Grass

- Overseed to fill bare spots and thicken turf to outcompete weeds.
  - Dethatch or rough up area with a dethatching tool or metal rake.
  - Apply seed, water, cover with ¼" topsoil or compost, keep moist.
- Water less frequently, but deeply, to create strong, deep roots.
  - Overwatering weakens the lawn, wastes water, and costs more.*Simple test:* Step on grass, if it springs back, it does not need water.
- Do not fertilize during hot summer months.

## Important Numbers

**Development Services Inc. (DSI)**  
 – **Property Mgt.** **208-939-6000**

- General questions
- HOA billing
- Architectural Review Application; all exterior projects

**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**

# Northwest Neighborhood Development Projects

**NEW APPLICATIONS** The following new applications seek rezoning to increase density from single family residential at 2.1 units/acre to 43.5 units/acre. Both applications did not require a traffic impact study even though the coordination of infrastructure in advance of development is lacking in the NW Neighborhood, as many essential public facilities to accommodate growth have not been addressed since Boise annexed the remainder of this area in 2015. Over the past 15 months, volunteers from the North West Neighborhood Association (NWN) have developed a Neighborhood Plan with defined Actions to resolve these issues, but approval of the plan has been deferred due to public hearings being postponed.

**STATE STREET 60 APTS. / 9000 W. State Street**  
**Permit: CAR19-00028, PUD19-00039**

**City Planner: Leon Letson**  
**Lletson@cityofboise.org or (208) 608-7085**

**Summary:** Rezone 4.3 acres for 60 rental units composed of nine 2-story buildings between Duncan and Bogart, where the old silo tower still stands. Parking will be provided for 119 vehicles. Access is via State Street, with traffic at 50 miles per hour, with a possible future connection planned for Bogart Lane.

**LIMELIGHT VILLAGE / 8306 W. State Street**  
**Permit: CAR20-00002, PUD20-00004**

**City Planner: Nicolette Womack**  
**Nwomack@cityofboise.org or (208) 608-7090**

**Summary:** Rezone 2.33 acres for 85 rental units composed of four 3-story buildings on the West side of Roe Street, south of Silvercloud Apartments. The applicant has proposed only 97 parking spaces based on an assumption that tenants will have a single vehicle and will use public transport. Additional vehicles are to park on Roe Street, a narrow lane already crowded with vehicles from the Silvercloud Apartments.

## EXISTING APPLICATIONS

**PROMINENCE / Hill Road Pkwy, by Duncan & Bogart**  
**Permit: CAR19-00004, PUD19-00012**

**City Planner: Leon Letson**  
**Lletson@cityofboise.org or (208) 608-7085**

**Update:** The NWN has requested judicial review by the Idaho court, which requires legal representation. This has been possible through generous financial donations from neighborhood residents and non-residents, along with substantial time volunteered by the board members of the NWN to protect our neighborhood. The 38-acre project by CBH/Cory Barton seeks a major increase in density along the designated highest fire-hazard area of Boise, the Wildland Urban Interface (foothills). The area has the last USDA designated prime farmland in Boise north of the river and is home to a wide array of wildlife. The Planning and Zoning Commission unanimously denied the project in May 2019, the developer filed an appeal that was deferred in July, and then approved by City Council last October.

### Reminder For Homes On Oliver Ave.

The Alder Point Board requested and was granted several variances applicable to future construction on the property behind Oliver Avenue. If these variances are not adhered to, contact Leon Letson, the city planner assigned to this project. Include the permit info. plus documentation with photos/video if possible.

1. **Work hours restricted** to 7:30am to 6pm weekdays and 9am-6pm weekends, rather than 6am-8pm, for noise-producing exterior construction activities within 150' of the eastern property line. Low impact activities are allowed anytime.
2. **Perimeter fencing** shall be of a color and material other than white vinyl.
3. **Permeable surface** is to be used on parking area that abuts the drainage swale to mitigate overloading swale capacity.

Lletson@cityofboise.org or (208) 608-7085  
Permit: CAR16-00023, SUB16-00046

*At the end of the day, transportation and/or land use plans,  
however well conceived,  
must be well executed if they are to accomplish their aims.*

*Appointed and elected officials must follow them — and be  
held accountable if they don't.*

*Citizens must care enough about their communities  
to pay attention and get involved  
in the incremental issues that determine how Idaho will look,  
feel and operate in the future.*

— Idaho Smart Growth Citizen's Guide, 2011

**For updates on neighborhood projects, see the following websites and the PDS online system, City of Boise website:**

- NW Neighborhood Association Facebook page  
<https://www.facebook.com/groups/1347765998687519/>
- [www.nwneighborhoodassociation.com](http://www.nwneighborhoodassociation.com)
- [www.facebook.com/oldhillroad](https://www.facebook.com/oldhillroad)

## **CC&R Spotlight: Architectural Control & Architectural Committee Declaration of Covenants, Conditions and Restrictions For Alder Point Subdivision**

**Article 2.2 Architectural Control.** No improvements which will be visible above the ground or which will ultimately affect the visibility of any above ground improvement shall be built, erected, placed or materially altered, including without limitation, change of exterior colors or materials, on the Property, unless and until the building plans, specification, and plot plan have been reviewed in advance by the Architectural Committee and the same have been approved by the Committee. The review and approval or disapproval may be based upon the following factors: design and style elements, mass and form, topography, setbacks, exterior color and materials, physical or artistic conformity to the terrain and the other improvements on the Property which the Architectural Committee, in their reasonable discretion, deems relevant. Said requirements as to the approval of the architectural design shall apply only to the exterior appearance of the improvements. This Declaration is not intended to serve as authority for the Architectural Committee to control the interior layout of design of buildings except to the extent incidentally necessitated by use and size requirements.

**Article 6.3.3 Detailed Plans.** The Committee may require such detail in plans and specification submitted for its review as it deems proper, including, without limitation, floor plans, landscape plans, drainage plans, elevations drawings and descriptions or samples of exterior colors. Until receipt by the Committee of any required plans and specifications, the Committee may postpone review of any plan submitted for approval.

### **Elections By Districts – Continued from front page**

A concerned citizen who lives in Boise's Northwest Neighborhood helped lead this effort for equitable representation of the citizens, as the existing process of at-large elections, with all candidates running citywide, has failed to result in equal representation; five out of six City Councilors and the Mayor currently live within one-mile of each other near the center of the City (north and east ends).

Data obtained from Ada County Elections for November 2019 demonstrates the need for elections by districts. The data shows approximately 39.3% of registered Boise voters participated, but more than 6,000 did not cast votes for City Council seats while casting votes for the Mayoral race and the citizen-driven ballot propositions regarding majority voter approval required for spending on library and sports stadium projects. Votes cast:

- 51,842 — Mayor
- 51,423 — Proposition 1 (library/civic center)
- 51,694 — Proposition 2 (sports stadium)
- 45,184 — City Council seat 1
- 45,171 — City Council seat 3
- 45,475 — City Council seat 5

Some precincts had little or no undervotes for Council seats while others ranged as high as 20%, with the data showing the further from the City center, the more likely the voter did not cast a vote for Council. Is this because most candidates were not from the voter's neighborhood? As Boise has expanded its boundaries through decades of annexation the election process has remained stagnant, making it less likely for citizens to have direct representation advocating for protection and benefits for their neighborhood.

Just as Boise has expected its residents to accept change related to growth, the City's election process also needs to adapt to this growth. The next City Council elections will be held in November of 2021. Please consider running for a seat or strongly supporting another Northwest Boise resident to run so that our neighborhood has a seat at the decision-making table.

### **City & County Matters**

**Concerned about rising property taxes?** The state legislature chose not to pass any property tax relief bills, so what can you do now?

**1.** Contact Boise's Mayor and City Council Members, as the City's annual 3% budget increase impacts property taxes.

**2.** Appeal your property tax assessment via the Ada County Assessor's Office. Call (208) 287-7200 for more info.

**3.** Find out if you qualify for the Property Tax Reduction (Circuit Breaker) program. Call (208) 287-7200 for more info. Applications accepted Jan. 1 and April 15.

**Concerned about future plans for Expo Idaho?** All Ada County residents own this 240-acre parcel on Glenwood. Let the Expo Idaho Citizens Advisory Committee know your thoughts about the future of this publicly owned asset: [Expoidahocac@adacounty.id.gov](mailto:Expoidahocac@adacounty.id.gov)

**Did you fill out your Census form?** There is still time to complete this online, otherwise they will be knockin' at your door! The Census is the primary building block to structuring city election districts.

## Announcements

- **New Property Management Company Coming Soon**  
Alder Point HOA will be obtaining a new property management company since LaRae Cervantes has left DSI. We thank her for her dedicated work over the past 4 years. Watch for a separate mailing notice in July with new contact info.
- **HOA Annual Meeting – POSTPONED**  
Due to the COVID–19 health risks, this spring event has been postponed. Please watch for a substitute date in the Fall Newsletter.
- **Neighborhood Yard Sale**  
Due to the COVID–19 health risks, the subdivision will not be promoting this annual event.

## NO TRAILERS OR RECREATIONAL VEHICLES OF ANY KIND ARE TO BE PARKED OR STORED ON ANY DRIVEWAY

(CC&R's Article 2.15)

Your compliance with the CC&R's impacts the budget and everyone's annual dues, as those who ignore the rules create unnecessary expenses from legal notifications and certified postage to address these issues.

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

Bian, Antonio M. & Linda L. 16/7/1  
Trustees, Antonio & Linda Biain Trust  
PO Box 5768. Twin Falls ID  
83303-5768

### 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 property management website: [www.dev-services.com](http://www.dev-services.com) under the *Select An Association* list.

Please submit questions or concerns to the property manager: Alder Point HOA c/o Development Services Inc., 9601 W. State, Suite # 203, Boise, 83714. Or call (208) 939-6000, Ext. 202; fax (208) 939-6118; email: [Shurie@dev-services.com](mailto:Shurie@dev-services.com).