

**We have an opening for a board member!** For more information, to nominate a great neighbor, or if you are interested in being on the board for the Alder Point HOA, contact LaRae, our association manager.

**DID YOU KNOW? CC&R Section Spotlight... chickens, parking of vehicles, trailers, and toys...**

**Article II Section 2.9**

Article II, Section 2.9 of the CCRs states "No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided they are not kept, bred, or maintained for any commercial purpose and provided the keeper of such pets complies with any city, and county laws, rules and regulations. No dog runs or kennels shall be permitted to be kept or placed within five (5) feet of a set-back line where applicable. Dog runs or kennels shall only be permitted to be placed and maintained to the rear of dwellings and no vehicles, or similar equipment, motorcycles, snowmobiles, trucks (working or non-working) greater than ¾ ton in size shall regularly or as a matter of practice be parked or stored on any portion of the property (including streets and driveways) unless enclosed by a structure or screened from view in a manner approved in writing by the Architectural Committee."

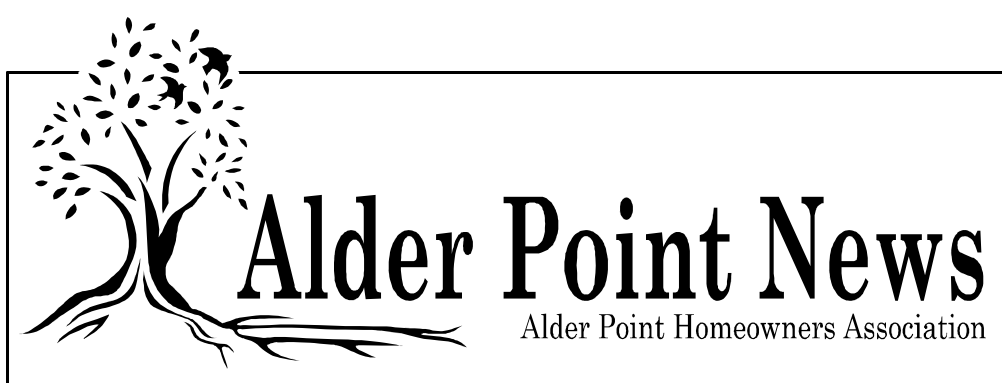
**CC&R Enforcement Policy Summary**

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 208-939-6000, Ext. 207; fax 939-6118; email: [LaRae@dev-services.com](mailto:LaRae@dev-services.com).**

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

Zubizareta, Michael & Diana 1/7/1  
7328 W. Lamplighter Street  
Boise, ID 83714-



## FALL 2018

### Alder Point Homeowners Association Board Members

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

## NOTICE

### Annual dues will increase to \$157.00 effective 1/1/2019.

This represents an increase of \$14, which is necessary to implement a long-term plan which homeowners voted for to budget for a major maintenance and repair project for the drainage swale. The property owners who attended the Annual HOA Meeting in May voted to approve a \$10 increase and to start proceeding with the drainage swale project. After reviewing the annual budget and determining the time required to reach the amount needed to move forward with the drainage swale project, the Board approved an additional \$4 increase to \$14, as per the CC&Rs for the full 10% allowable.

#### *What Is The Drainage Swale?*

All properties in Alder Point located along the southern and western borders of the subdivision have the drainage swale in their back yard. The swale serves for stormwater management and to prevent flooding in the neighborhood. In addition, a proper functioning drainage system prevents water from pooling, becoming stagnant, and providing a breeding ground for mosquitos. With the spread of West-Nile Virus across the country and the increase of reported cases in Ada and Canyon County, it is wise to take a preventative approach in mitigating this serious health risk that can affect anyone, as mosquitos will not confine themselves to just the properties with the drainage.

In the 25 years since this subdivision was constructed, there has only been one time where funds were necessary towards maintenance on this critical infrastructure. In 2016, the pipeline had to be cleared of tree roots that were obstructing the flow of water. This was a result of property owners not following the CC&Rs pertaining to landscaping limitations with the swale. If you reside along the drainage swale, please abide by these CC&Rs and do your part to not create problems that incur expenses and keep in mind that Drainage District No. 2 has authority to remove any landscaping that violates these terms.

|                                 |  |
|---------------------------------|--|
| <b>Responsibility For Swale</b> | Maintenance and upkeep for this system to function properly is the responsibility of 3 agencies: ACHD, Drainage District No. 2, and the Alder Point HOA. |
| <b>Work Includes</b>            | Working with all agencies to put drainage underground.   |
| <b>Estimated Cost</b>           | Project is estimated to cost \$15,000 to \$20,000.   |
| <b>Project Timing</b>           | It will take at least 6 years of saving the portion of the HOA dues increase before project can take place.<br>\$14 x 169 properties = \$2366/year       |

#### *CCR Violations & Impact On Annual Dues Increase*

Each year, a large amount of funds are expended on legal demand letters (\$60), lien filing fees (\$60), and certified postage (\$6-10) for the property owners and renters who do not abide by the CC&R's. We ask that everyone please take the time to be informed of the CC&Rs and fully abide by these and when possible, encourage your neighbors to do the same.

This will allow funds that are being spent on violations to go toward building up the reserve savings account, to afford major maintenance and repair projects, rather than having to rely on increasing the annual assessment each year.

## 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**