

Bristol Heights

Neighborhood Association

Spring Newsletter



April 2018



Your association manager is Rob Mattison @ 323-1080 or rmattison@sentrymgt.com

For questions regarding your association assessments,
call Barbara Walker at 323-1080 or email to boise@sentrymgt.com

Annual Yard Sale!



The neighborhood yard sale that will be held on **Saturday, May 19th.**

This is also the date of "Idaho's Largest Garage Sale" hosted by the Expo Idaho at the Western Idaho Fairgrounds.

Ads will be placed to advertise the sale and signs posted at the subdivision entrances.

Homeowners are requested to remove any signs they have put up as soon as they stop selling.

Finally, a Newsletter from the HOA!

Your Board and Manager are aware of your need to know.

This newsletter is, well in a word, substantive.

We encourage you to read it front to back as it is a genuine effort to outline the state of your homeowner's association and the various initiatives and activities for 2018 and beyond.

Should you wish to communicate your thoughts in return, please send an email to Rob Mattison. Rob will ensure communications are relayed to your Board as requested.

New Landscape Maintenance Contract Awarded

Pro Care has been awarded the 2018 contract for upkeep of the subdivision.

Mowing of the common areas is scheduled for Thursdays.

Welcome to Bristol Heights, Pro Care!



Website Revised

Good News! The Bristol Heights Neighborhood Association website is newly revised and updated. There are still areas of the website under construction, but we think you'll find it to be a much more useful resource for news, updates, and other BHNA information going forward. Check it out at www.bristolheights.org

The State of Our Association **- from your Board**

Since last November's annual meeting, your Board of Directors has met four times. Discussions have been productive and the breadth of topics wide-ranging. To our collective credit, as homeowners, members and neighbors, we have all financially supported the HOA's efforts and contributed to its purpose: **To preserve, protect and enhance the asset value of our real estate investment and the neighborhood we call home.** Well done to all!

We have good history behind us. Many fine members of our community have served as members of the Board and Committees. We have the continuity and institutional knowledge of a long and productive relationship with our management team. Among our major achievements, the loan for our (Zinger Lateral) pipeline repair is paid off in 2018. Relieved of that financial obligation we can focus on others that were a lower priority. Portions of the BHNA community are over twenty years old. We have challenges and opportunities ahead. With appropriate effort our community need not appear aged but, rather, matured, well-kept and distinguished.

The goal of this article is to give you, our members, an overview of our road ahead, a sense for expectations and be clear on how we anticipate your participation. This is your Bristol Heights Neighborhood Association. When you finish reading this article it is hoped that you'll feel informed, engaged and encouraged by the Association's resources and its favorable influence on the investment you call home.

Communications

Among our top initiatives is to develop an efficient channel of communications with the community. Mailing a newsletter like the one you are reading is expensive. With the volunteer participation of members like TJ Bliss and others we are looking to expand the reach and effectiveness of the HOA's communications media. This may yield a new webpage, tap the Bristol Heights Facebook page, further develop the FAQ board and other avenues to facilitate working our initiatives as a community team. Email to our manager, Rob Mattison, remains the ideal form of formal communication. Management forwards to the Board

as needed. While your Board makes decisions as a Board and typically at meetings, matters are generally and effectively addressed promptly. Member input is always invited and welcome.

Governing Documents Review, Consolidation & Amendments

When we purchased our homes in the Bristol Heights community we each agreed to a recorded deed restriction for our collective benefit. This was, of course, a mandatory condition of acquiring homeownership in Bristol Heights. We agreed, in writing, to be mutually and contractually bound by a set of documents designed to manage a broad range of important aspects of our community - in perpetuity.

As many long-time residents know, there are twenty-one phases in Bristol Heights. Unfortunately, each phase has its own recorded and slightly unique set of Covenants, Conditions and Restrictions (CC&Rs). As these do differ, even subtle differences can present an obstacle to effective and consistent management of the subdivision. Originally, these documents were written and recorded with the interests of the developer being paramount. The long-term view for the benefit of the residents and their ongoing management responsibilities was secondary. In years past, the HOA has solicited homeowner participation to organize and lead a committee to work on the CC&Rs. That effort has produced little in the way of results. Increasingly, the need to tackle this project escalates. The Board realizes this is an overwhelming task that is, perhaps, best left to attorneys—at least initially.

Last fall, in an effort to address this issue, the Board asked its attorney to review a sampling of several phases of the various CC&Rs and to highlight issues that need attention. That review resulted in a recommendation to consolidate and update the CC&Rs.

Consolidation will be an expensive and time-consuming process, however the Board is committed to the need for change to our governing documents. Among key considerations: as the community ages, consistent and appropriate levels of maintenance are essential for each and every property in our community to maintain the curb appeal and desirability.

Governing Documents (cont.)

Accordingly, our governing documents must equitably and effectively enable that goal.

Over this year, the Board will work with its attorney and members of BHNA to produce a draft consolidation of the CC&Rs for homeowner review, comment, and ultimately a vote. From the onset, the formation of a small committee of homeowner members is desirable. Please contact Rob Mattison if you can participate and contribute.

Major Tree Program

The cost of routine landscape maintenance will see an increase every year. In 2018, there was a 8% increase in the cost of the contract. But it is important to recognize that our neighborhood has developed into a very attractive arboretum. It is common for developers to install what is commonly referred to as high-impact or high-density landscape design. Such an installation certainly helps improve the visual appeal and attractiveness of a young community under development. As the various trees and shrubs grow and mature they become crowded and compete for the increasingly limited space and sunlight. They also present what can then be considered high-density maintenance with a relatively high-impact financially. Many of you have already confronted the significant cost of tree maintenance on your own property.

We all noticed the staggering volume of leaves shed by our community's trees last fall. BHNA is responsible for more than a thousand trees on common area property. There are probably another three to four thousand on our private properties which we must individually care for and maintain. For years our HOA's landscape maintenance contracts have included a modest amount for tree pruning. That scope of work, essentially keeping limbs clear of walks and structures, falls short of the major care the BHNA's mature trees now require. As trees age they often present structural issues, disease, girdling root systems, infrastructure invasion, hardscape lifting and conditions that simply warrant expensive work. The funding re-

quirements will be significant as we look at our 1) Immediate, 2) Short Term Annual and 3) Long Term (2-10 year) tree program. Here again we have a significant project that can benefit from homeowner/member participation -- particularly those with arboricultural experience and interest. Our longtime board member and past president, Willy Birkholz, has graciously agreed to assist the Board and Management by focusing his efforts on oversight of our landscape maintenance and arboretum. We owe Willy a huge debt of gratitude.

Fence Conditions

Did you know that the HOA has no ownership or responsibility of fencing within our community? Individual owners do. As noted elsewhere in this newsletter, the appearance of fences bordering common areas is a popular complaint to the Board. Every spring newsletter outlines the responsibility of the homeowner to maintain his or her fence and to please do so in a timely and responsive manner that alleviates the need for constant reminders by the HOA.

In 2008, the HOA took the initiative to work with homeowners to make the minimal repairs necessary to fences along Chinden, Eagle, and the Bristol Heights / Bennington Drive loop. Suffice it to say that it was a major undertaking. The fence responsibilities are one of the key areas where more robust and effective enforcement measures have merit in efforts to amend our CC&Rs. 2018 marks the fourth year of inspection letters sent to homeowners about their fences. Unfortunately, the appearance of the fence system as viewed from Chinden and Eagle has not appreciably changed. The view along the Bristol Heights Stockwell Drive loop is also fairly rough. If you share a fence with your neighbor feel free to discuss with them as well. It is time and the neighborhood will appreciate the effort.

Chinden Expansion

During our last Annual Meeting a presentation was made by representatives of the transportation and highway departments. In summary, the U.S. Hwy 20-26 Corridor is the subject of an ambitious project to widen and improve the 15 mile stretch all the way to Interstate 84 in Caldwell. Chinden Blvd between Eagle and Locust Grove is anticipated to be the initial section to be done with estimated completion as early as 2020. A survey was completed by the authorities asking the twenty-six immediately affected BHNA homeowners if they would favor a soundwall. A majority did favor this consideration to mitigate noise from increased traffic volume. Potentially, a soundwall may be constructed on what is now BHNA common area.

Looking toward the future, the project may involve committing a portion of the Bristol Heights common area (frontage) adjacent Chinden Blvd. Although details are yet to be defined this would be a matter of interest to all owners and the general membership as a decision making body.

Playgrounds

The HOA has replaced the equipment at two of the five parks. As the HOA has direct responsibility and is obligated to maintain these facilities, a rotating replacement plan is in place. This equipment is quite expensive and funds must be set aside and reserved for these capital expenditures. It is always comforting to see the enjoyment of the many children that actively play in these common areas.

Common Area Landscape Lighting

The common area landscape lighting needs attention. There are over two dozen light fixtures. Some, along Chinden in particular, have been inoperative for some time. These fixtures have repeatedly proven vulnerable to vandalism and lawnmowers. The replacement fixtures cost in excess of \$300 each. At the moment they are a lower priority. In any event, we will need more damage-resistant fixtures when we ultimately retrofit.

2019 Budget

Your Board of Directors was discussing the 2019 budget even before final approval of the 2018 budget. Sound fiscal management has always been an imperative for Bristol Heights. As noted earlier in this article, we are done with the pipeline loan this year and are debt free. More good news is that we have managed to keep from increasing the annual assessment from \$508 since 2011.

Because of the loan we have operated frugally for several years. As we review possible areas of deferred maintenance our next year's and future budgets warrant very deliberate consideration. Over the course of 2018 we will evaluate the full scope of our anticipated funding requirements. It seemed implied that when we paid off the loan the dues could, potentially, be reduced. The HOA's key financial mandate is to properly fund it's obligated expenses and remain financially fit. To do otherwise would be a disservice to the members. At this time no decision has been made on whether the dues will change in CY19.

Opportunities for Member Participation

Several important and/or costly BHNA areas of responsibility have been addressed in this report. Trees - Landscape Maintenance - Playgrounds - Lighting - Governing Documents - Fences, Finances and, perhaps the most vital: Communications.

Hopefully something in here has sparked your interest in contributing productively. Community management is at its finest when it's members are engaged. You're always welcome.

Your Board of Directors:

Susie Osgood, Secretary and Treasurer
Ted Dawson, Vice President
Joe LaGue, President

Spring Landscaping and Upkeep

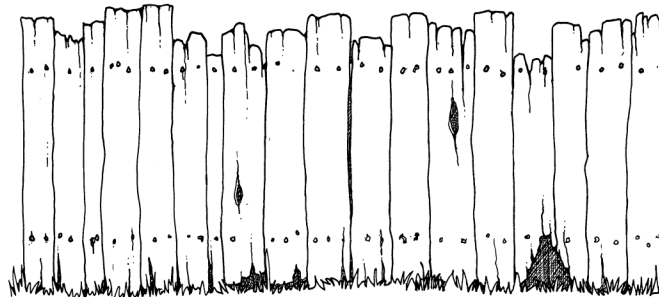
Just a friendly reminder about landscaping and yard upkeep requirements. Please be sure to keep your yard well watered, trimmed, and in a clean and orderly condition that won't present an offensive or detracting appearance.

Maintenance and Upkeep of Fences 2018 Update

THE APPEARANCE OF COMMON AREA FENCES IS ONE OF THE MOST COMMON COMPLAINTS HEARD BY THE HOA.

As communicated in past newsletters, we have contracted to have all the fences that face a road or common-area inspected. If a homeowner's fence is not properly maintained they should expect to receive a letter detailing specific actions that need to be taken to restore the fencing to acceptable condition and appearance.

As required, inspection letters will be mailed to homeowners with fences in need of repair. **This year, the letter includes a detachable portion that the homeowner should complete and mail to Sentry Management when repairs are completed.** This includes painting the fence and/or any new fence pickets and posts (there are a number of unpainted new repairs).



Almost none of the fences in the neighborhood are owned or maintained by the HOA. Per the CC&Rs and the official recorded plat maps, fence maintenance (**even the ones facing common area or major roadways**) is the obligation of the homeowner on whose lot the fence exists.

There are certain covenants in the CC&Rs regarding fence materials and there is a particular color of stain (**Sherwin Williams "Crisp Khaki" 08600**) that must be used on the road-facing side of the fence. Please remember that any visual changes to your yard must be approved by the Architectural Control Committee (ACC) before any work begins.

We appreciate everyone's efforts to keep their homes, yards, fences, and landscaping looking good as it is a great benefit to all the owners in the neighborhood.

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Wanted!

An Events Coordinator for Bristol Heights! In past years volunteers helped plan

some really fun events for the neighborhood. If you miss the Fall Festivals, Summer Movie Nights, Chili Cook-offs and Easter Egg Hunts, please consider becoming involved.

Contact Rob at 323-1080 or rmattison@sentrymgt.com

Playground Replaced



The HOA replaced the playground equipment in the park at Stockwell Drive and W. Chatsworth Court last summer.

There are five parks with playground equipment in the subdivision. In 2015, the HOA replaced the equipment at the Bennington Way park. The plan is to replace the equipment at the remaining four parks every other year through 2023. Safety inspections and repairs occur every year.

Dues are Due

The second portion of the HOA assessment dues are due by May 31st and should be mailed to:

**Bristol Heights
PO Box 105302
Atlanta, GA. 30348-5007**

Payments can also be made online at:
www.sentrymgt.com

Irrigation is On!

Irrigation season is just getting started! With the construction of new neighborhoods in the area, Zinger Lateral requires that all neighborhoods implement a watering schedule to equalize water usage throughout the day and night. This distribution of watering times not only helps us meet our obligations to the lateral company but helps out with our own irrigation system water pressure.

Last 2 digits of home address	Watering can start at	Watering must end by
00-26	Midnight	6:00 AM
27-51	6:00 AM	Noon
52-75	Noon	6:00 PM
76-99	6:00 PM	Midnight

Each year we rotate our watering schedule so every homeowner has each time slot every 4 years. As you turn on your irrigation system please adjust your controller to water only during the time allotted for your address in the table below.

Thank you for adhering to the schedule shown above so more restrictive measures do not need to be put into place in future years.



Board Meetings

The Board generally meets on the third Tuesday of each month at Sentry's office. Please contact Rob Mattison for time if you'd like to attend.

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The Obligatory Reminders . . .

It's better than getting a letter from the office. We mail about 30 each month, unfortunately.

Before You Make Changes



ACC approval is required for all exterior changes to homes and lots. These changes include, but aren't limited to, paint colors, new structures including sheds, fences, patio covers, etc.

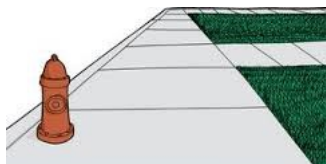
For questions or to get a copy of the request form, please contact Rob at 323-1080 or rmattison@sentrymgt.com

RV Parking



Please cooperate in storing your recreational vehicles, utility trailers, and boats off site or behind an approved fence area except for brief loading and unloading.

Keep Sidewalks Clear



- Basketball Hoops: Please remove and properly store basketball hoops and other equipment when it is not being used.
- Please do not park cars across sidewalks.
- Keep all trees trimmed up and shrubs trimmed off the sidewalk to allow adequate clearance for walkers.

Speeding Vehicles



This is a constant concern of many and there is no simple or immediate solution with transient traffic. The streets, their traffic regulation and enforcement is the City's responsibility. The HOA has no jurisdiction or authority with respect to the streets.

What we can each do is be exemplary, honor the 20 mph limit and report appropriate issues and concerns to the Boise Police Dept. A squeaky wheel gets the grease. Boise P.D. does have resources they can be asked to deploy.

Pick It Up!

Please clean up after your pet. No one likes to encounter poop much less step in it. The HOA has established waste receptacles with elimination bags in the common areas and along the walking paths throughout the subdivision. Your cooperation is appreciated!



Front Yard Pole Lights

All homes in Bristol Height are required to have a functioning pole light in the front yard.

Please ensure that the bulb and the photocell are both in working order to help provide lighting throughout the subdivision.



Bristol Heights Neighborhood Association
6149 N. Meeker Place, Suite 150
Boise, ID. 83713

IMPORTANT News for Bristol Heights Residents

Mailed to the greatest neighbors in Boise!