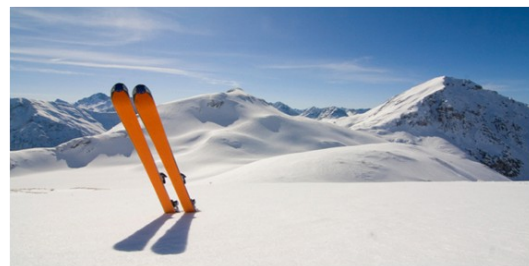


Happy Landings 2009



A Message from the Board of Directors... HAPPY HOLIDAYS!

Despite the sluggish economy, 2009 has been another year of positive growth and improvements for The Landings at Waterford. We continue to see new homes being built and occupied, including the build out of the Princetown community within The Landings. New owners are choosing to join our growing community due to the many positive amenities the development offers. The Board wishes to welcome all the new residents and thank our established homeowners for their commitment to making The Landings a family friendly and positive place to live.

Due to the efforts of many in our neighborhood, the Landings Park is mostly completed. Come spring the grass should be well established and the city will return to complete the planting of the beds along the trails. Installation of final equipment including trash receptacles, more benches, volleyball courts and other miscellaneous items will complete the park and we can all celebrate with a dedication ceremony on a warm summer day in the near future. Thanks to all who participated in the tree planting and bark spreading volunteer weekends.

During the past year The Landings has continued to mature and improve into one of Coeur d'Alene's best neighborhoods. With the addition of more common areas around Princetown and the trails in the 4th Addition, the street appeal continues to be enhanced. The consistent and fair enforcements of our CC&Rs has also contributed to making the neighborhood a desirable place to live and is helping maintain our property values as we work our way through the recession. Well maintained common areas, the new park, and attractive yards and homes are all important elements to help hold our home values and encourage the continued build out of the development. We thank all of you for making the effort to keep our community looking great.

The 2010 assessment fees will remain at the \$175 level set in 2009 with \$25 going into the reserve fund. The Landings is one of the few HOAs in the area that has been able to continue to provide a high level of service without raising fees.

If you have any questions, issues or concerns you wish to bring to the HOA Board's attention please contact us through the HOA website at www.thelandingshoa.com or our HOA management company, Association Services (ASI) at (208) 676-8626.

**From all of us on the Board we wish you Happy Holidays
and a prosperous 2010 for you and your families.**

2009 Accomplishments

- Completion of the Park
- Princetown Community - 80% Sold
- Neighborhood Watch Committee formed
- Additional "Neighborhood Watch" signs posted

THE LANDINGS AT
WATERFORD
HOMEOWNERS'
ASSOCIATION, INC.



2010 Budget Approved

The Board of Directors approved the 2010 Budget at the October 21, 2009 Board of Directors Meeting. The annual HOA fees will remain \$175.00, as the previous year.

The approved budget is available on the website: www.thelandingshoa.com, or by contacting Association Services at (208) 676-8626.

Cost for Delinquent Accounts Can Add Up!

The Landings Board of Directors would like to remind all lot owners that when an account is delinquent additional assessments are made and required to be paid by the delinquent lot owner.

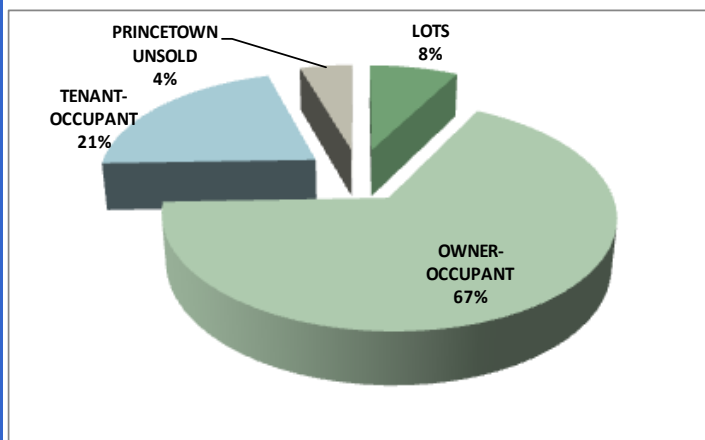
Your 2010 Annual Assessment fees are due by January 31, 2010.

You can either pay in full or pay the 1st installment of \$100.00 at this time. The 2nd installment is due by July 31, 2010. If your account is delinquent, additional fees (1% finance charge + \$5.00 non-payment fee) will be applied *each month* payment is not received. *This can quickly add up!!*



In the interest of strengthening our community and protecting our property values, please pay your HOA dues on time.

Occupancy Statistics as of December 2009



Keep your sidewalk clear of snow!!!!

Residents, please be aware that you are responsible for keeping your sidewalks clear of snow and ice as quickly as practical during the winter months. Failure to do so could result in a fine from the Association, as well as from the city, as this is considered a public nuisance.

Clean sidewalks allow for safe passage for our children, the elderly and the community at large.



Architectural Control Committee

The Association is seeking candidates for the Architectural Control Committee. If you have an interest and have 4-6 hours per month to devote to the committee please notify Sherry Lenarz at ASI (208) 676-8626.

Required qualifications for potential applicant:

- Candidate should have a thorough understand of what is and is not allowed in the Association.
- Candidate should be able to clearly rationalize each decision the committee makes and that decision should map back to the architectural guidelines and CC&Rs.
- Candidate should have some basic knowledge of construction, set-backs, landscape, etc.
- Candidate is to be current on annual assessment fees and not have out-standing violations.

ASI is Relocating its Office!

Effective January 1, 2010, our address will be :

1250 Ironwood Drive, Suite 330
Coeur d'Alene, ID 83814.

Phone numbers and email addresses will remain the same.

Auto Bill Pay Users: Please notify your financial institutions of our new address to avoid processing delays.

Neighborhood Watch Program

WE NEED YOU!

As noted in our Accomplishments, 2009 marked much growth and positive change for our community. The creation of the Neighborhood Watch program is just one part of a successful year. There is still more to do!

The Neighborhood Watch program relies on committed volunteers to function properly. Will you consider joining the team?

If you are interested in joining our Neighborhood Watch program, please contact either Chris Doyle (chrisdoyle@nidrealtor.com), or Joan Alexander (jca925@yahoo.com). Additional contact information available through our management company, Association Services, Inc. (ASI)- (208) 676-8626.

PREVENTION!

Below are some tips to help keep you and your family safe throughout the year.

- Get to know your neighbors! They will know what's normal at your house and are most likely to spot suspicious activity.
- Let your neighbors know when you are away on vacation so they can keep an eye on your house. Burglaries happen most often when residents are not home.
- Lock all doors and windows.
- Use a timer to turn on lights periodically.
- Stop your mail and newspapers, or ask a neighbor to collect them for you so they don't pile up outside.
- If you are home alone, don't answer the door to a stranger if you feel uncomfortable. Or answer with a phone to your ear so the person thinks you are in contact with someone and not totally alone.
- Keep emergency numbers handy and cell phones charged.

An ounce of prevention goes a long way!



THE LANDINGS AT
WATERFORD
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Dogs

Residents are reminded to keep their dogs on leashes at all times when animals are not on their owner's property. This City Ordinance, also addressed in Article 10 of the CC&Rs, is for the safety of your dog and other dogs and people they might meet.

Please also remember to pick up after your dog when necessary. We have received several complaints about dog waste, which can pose a health risk if unaddressed.

A Friendly Reminder (from the CC&Rs)...

Home Improvements?

- When you are ready to put up a fence, storage shed or any other exterior structure, remember to submit your application to the Architectural Control Committee. Applications are available online at www.thelandingshoa.com.

Noise!

- Lawnmowers, chainsaws or other loud noise generating devices shall not be operated on any lot between the hours of 8:00 p.m. and 7:00 a.m.

Recreation Vacation?

- When in use boats, campers, utility trailers, and RVs, etc. may be parked on the property or street for up to 48 hours. Otherwise all such vehicles must be within a garage or obscured *completely* behind a fence.

Appearance is Everything!

- No signs, posters or advertising devices of any kind (garage sale signs, flyers) shall be displayed to the public view on any of the common areas (including mailboxes).
- Garbage containers may be exposed **ONLY** twelve (12) hours before and after scheduled trash pickup. Garbage containers are to be stored completely from view of the street and of neighbors.
- No trash, firewood, vehicles or other items shall be stored along the side of the house or garage unless *completely* obscured from view of the street and neighbors.

Princetown Parking

- In order to keep the streets clear for emergency vehicles, *No Parking is allowed in Princetown on any of the private streets* (private streets are designated by "blue" street signs).

BREAKING NEWS...

Residents will notice a little more traffic around The Landings. The Board of Directors is pleased to announce that it has contracted with Northern States Security to help keep our community safe! If you see the patrol car around, be sure to give them a wave. We are happy to have Northern States in our corner to provide an extra measure of safety to our residents!