



2011 ANNUAL NEWSLETTER

MISSION STATEMENT

“The Landings at Waterford Homeowners’ Association strives to promote the harmonious lifestyle of a single-family development by implementing reasonable community and architectural standards. Such standards are established within the Covenants, Conditions, and Restrictions to preserve the aesthetics and property values of the community and its members.”

Happy Holidays to all of our Neighbors in The Landings at Waterford!

The Board of Directors and Association Services, Inc. (ASI) wish you and your family a safe and joy filled season, with hope for a healthful and prosperous New Year!

Thank you for helping to make 2011 a success for our community! We hope that you *will continue* to partner with the Board and management company in making The Landings at Waterford such a great place to live.

As we head into the New Year, the Board of Directors is pleased to announce that The Landings 2012 annual assessment fees will remain at the \$175.00 level that was established in 2009, with \$150.00 going towards the operating expenses and \$25.00 going into the reserve fund. If you are an owner in the Princetown community, your annual fees are slightly higher due to the snow removal expense of the private streets and the reserve funds set aside for future capital improvement and maintenance of the private roads.

A postage-paid return envelope is enclosed for your convenience. For further information regarding your 2012 billing, please contact Association Services, Inc. (ASI) at 208-676-8626.

Warmest regards,

The Landings Board of Directors



WHAT'S NEW!

Adopt a Highway:

The Board of Directors is pleased to announce that the south side of Prairie Avenue from the corner of Huetter to Atlas has been officially adopted by The Landings at Waterford. Official "community trash clean-up" days will be held in April and August 2012. Information on how you can participate in roadside clean-up will be posted to The Landings website in early 2012. www.thelandingshoa.com

Looking for HOA information, visit www.thelandingshoa.com.

The Landings website is a great resource for information:

- PayPal - You can now pay your annual assessment fees on-line. Please note that there is an additional fee for the PayPal service.
- Architectural Control Committee (ACC) – The Landings CC&Rs require that ACC application packet must be submitted, reviewed and approved by the ACC prior to the start of the following projects:
 - Remodel *of exterior* of residence
 - Construction of a shed or detached storage building
 - Construction of fence or pergola
 - Modification to home exterior (e.g., flagpole, color change, etc.)
- CC&Rs and all recorded amendments
- Annual Meeting Minutes
- Annual Financial Reports
- Approved BOD Meeting Minutes
- Rules and Resolutions

Neighborhood Watch Committee:

John Rank, Co-Chair of The Landings Neighborhood Watch Committee has set-up a phenomenal program for the residents in The Landings. Your involvement will help promote the safety and well-being of our community! See the enclosed information to learn more.

We encourage you to return the enclosed questionnaire with your payment in the postage paid envelope provided.

Secured Mailbox Survey:

Early last year the Association mailed out a survey to all owners about the need to replace the current mailboxes with secured mailboxes. Only 22% of the owners responded to the survey in which sixty-nine owners were in favor of secured mailboxes and sixty owners replied not in favor. Due to the lack of response and the lack of overwhelming approval from respondents, the Board decided not to pursue this issue any further.