

## 2012 ANNUAL NEWSLETTER

# The Landings at Waterford

*“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.” - The Landings at Waterford Mission Statement*

### ***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 2012 a success for our community! We hope that you will continue to partner with the Board and ASI in making The Landings at Waterford a great place to live.

In 2012, The Landings saw a lot of activity in home sales with forty-five homes having been sold. Building activity has now started on Goodwater Loop.

Heading into the New Year, the Board of Directors is pleased to inform owners that 2013 annual assessment fees will remain at the \$175.00 level that was established in 2009, with \$150.00 going towards the operating expenses of the association and \$25.00 going into the reserve fund. For owners in the Princetown community the 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 these private streets.

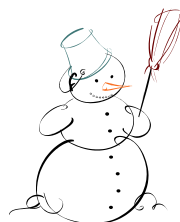
Please note that annual HOA assessments are due January 1, 2013 and are considered late after January 31, 2013. There are two payment options for owners:

1. Pay full amount of the HOA assessment by January 31, 2013.
2. Make a payment of \$100.00 by January 31, 2013, and pay the \$75.00 balance of the assessment by July 31, 2013.

A \$5.00 non-payment fee and 1% finance charge are applied to delinquent accounts for each month in arrears. For further information regarding your 2013 billing, please contact Association Services, Inc. (ASI) at 208-676-8626.

Again, thank you for making 2012 a wonderful year for The Landings. We look forward to working with you in the new year.

***Warmest regards,  
The Landings Board of Directors***



***HAPPY  
HOLIDAYS!***

## ***WHAT'S NEW AT THE LANDINGS!***

### **The Landings Park**



ASI has received many calls from homeowners asking about reserving the gazebo in the Landings Park. Since The Landings Park is a city park, reservations may be made by contacting the City Parks Department at 208-769-2252 or [parks@cdaid.org](mailto:parks@cdaid.org). Reservations are made on a first come, first served basis. Visit the Parks Department website for more information: [www.cdaidparks.org](http://www.cdaidparks.org).

### **Community Website (www.thelandingshoa.com)**

The Landings website is great resource to owners and residents whether paying assessments online through PayPal, accessing the Governing Documents, or reviewing Architectural Control Committee Guidelines and downloading applications. So much is available online. The website is updated regularly, so go online and check it out!

### **Doggy Stations**

In response to requests made by owners at the 2012 Annual Meeting, the HOA has installed doggy stations around the park and on the walking paths. *Please remember to pick up after your pets* when walking in the common areas so we can keep our community clean for all residents to enjoy. We appreciate your cooperation.



### **Security Patrols**

The Landings Board of Directors is pleased to announce that it has contracted with First Security to help keep our community safe this winter. First Security will provide random patrols of the community from December 2012 through March 2013 for an added measure of protection during the holiday season and through the shorter days of winter.

### **ASI is Moving to Suite 226**



Association Services, Inc. (ASI) is relocating its office to a different suite within its current building. As of January 1, 2013, ASI's new address will be: 1250 Ironwood Drive, **Suite 226**, Coeur d'Alene, ID 83814.

### **Volunteers Welcome for Architectural Control Committee**

HOA members interested in serving the community by serving on the Architectural Control Committee may contact ASI for more information, 208-676-8626.

### **Neighborhood Watch Committee**

The Landings at Waterford Neighborhood Watch Committee had a great year and we would like to extend a hearty **thank you** to all those involved in the program. The Landings Neighborhood Watch program has not only served its own community well, but it has set a sterling example which other communities in the region have chosen to emulate. New members are always welcome and can learn more about us by going to [www.mainthing.com](http://www.mainthing.com).

Due to the recent presence of criminal activity in our area, the Neighborhood Watch Committee would like to pass along vital contact information for the City of Coeur d'Alene Police Department. Please see below:



**Coeur d'Alene Police Department**  
3818 Schreiber Way  
Coeur d'Alene, ID 83815  
208-769-2320  
[www.cdapolicy.org](http://www.cdapolicy.org)



**Emergency:** 911

**Police Tip Line:** 208-769-2296 or [policetips@cdaid.org](mailto:policetips@cdaid.org)

**Violent Crimes and Drugs Task Force:** 208-665-4455

**Traffic Enforcement:** 208-769-2369

**Blockwatch – Sgt. Christie Wood:** 208-769-2363 or [wood@cdaid.org](mailto:wood@cdaid.org)

**Abandoned Vehicles:** 208-769-2320 ext. 792

**Animal Control:** 208-769-2320

**Code Enforcement:** 208-769-2390