



THE LANDINGS AT WATERFORD HOMEOWNERS' ASSOCIATION, INC.

c/o Association Services, Inc.
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www.thelandingshoa.com

Volume 5, Issue 1

2013 Annual Newsletter

A MESSAGE FROM THE BOARD OF DIRECTORS - *Thank You!*

As we begin another year, we Members of the Association's Board of Directors offer our appreciation to the many homeowners who make The Landings a great place to live, and one of the most desirable neighborhoods in Coeur d'Alene.

Below are some thoughts about how we all can make our community even better in the New Year and beyond.

Responsibility. We will take responsibility for adhering to rules and meeting our financial obligations to the community.

Sharing. We will share our ideas, perspectives and concerns so we can all work together to build an even better community.

Involvement. We will attend the Annual Members' Meeting and take the time to review important information about our community on the website.

Watch. We will look out for our neighbors and participate in one of the area's largest Neighborhood Watch committees founded by one of our very own homeowners. We report suspicious activity to the block captain, the HOA management company, or to the Neighborhood Watch Chairperson via the website. Visit www.mainthing.com for the latest information and to join the program.

Inclusiveness. We will actively welcome new residents, making all owners and renters feel part of the community.

Pride. We are proud to live in this community and will recommend it to others who are looking for a good place to call home.

As members of the Board, we will continue to do our part. It's our "pride of ownership" within this community which motivates us as we serve our neighbors, planning for a bright and prosperous future well beyond our tenure on the Board.

We wish you a happy and healthful New Year!

Sincerely,

The Landings HOA Board Members



WHAT YOUR ASSOCIATION BOARD DOES FOR YOU!

As a not-for-profit corporation, your HOA has a Board of Directors to help the community run smoothly. The Board consists of the developers and three local homeowners who volunteer to execute a wide variety of tasks which affect every single resident.

One of the most important things the Board does is clarify and enforce the Association's rules. While some residents may not like being told what they can and can't do, ultimately the Board is looking out for the greater good. By enforcing the rules, the Board is doing its best to keep property values up and conflicts down. Of course, the Board wants to make sure the rules are beneficial for the majority - and hopefully all - residents. You are welcome to raise concerns about the rules by contacting the Board or ASI, the management company, via the HOA website or at the Annual Meeting of the Members held each May.

Another major responsibility of the Board is to collect assessments from homeowners. Collecting this money is necessary for the stability of the Association, because the assessments pay for the common elements enjoyed by all residents. Assessments also help to replenish the reserve funds, which pay for any major repairs and scheduled replacements the Association may need. The Board is responsible for the Association's finances, and collecting assessments is how it ensures that the Association remains solvent.

Finally, the Board acts on behalf of the Association by hiring managers, attorneys, contractors and other professionals who help better the Association. Board Members also help conceive and lead many of the projects that will improve the HOA.

While it's a big job, board members are happy to serve the residents and make the community a great place to call home. Members interested in serving on the Board of Directors should contact HOA Manager, Jody Dion with ASI for an application, 208-676-8626. The more people we have looking out for our association, the stronger it will be.



NOTABLES of 2013

- **101 New (55%) and Resale (45%) Homes** closed escrow in the Landings in **2013**, 15 other homes are currently in escrow. This reflects a welcome improvement to the local economy!
- Installation of 28 additional Neighborhood Watch signs throughout the community.
- Completion of Plat Map for 8th & 9th Additions with possible "build-out" of The Landings in 2014.
- DWOLLA joined PAYPAL on the HOA Website for an additional online payment option.



THE LANDINGS AT WATERFORD
HOMEOWNERS' ASSOCIATION, INC.

FINANCING HOA OPERATIONS AND RESERVES

The 2014 Budget was reviewed and approved at the fourth quarter meeting of the Board of Directors. Annual Assessments will remain at \$175.00, with \$150 going to the Operating Account and \$25 going to the Reserve Account. Princetown residents will pay an additional \$43 in fees for Snow Removal (\$18) and Reserves (\$25) for their Private Streets. The budget details are available on the website: www.thelandingshoa.com, or by contacting Association Services, Inc. (ASI). Also, be sure to check in at the website for the year-end financial reports which will be published to the website by January 31, 2014.

Avoid Late fees by paying your 2014 Annual Assessments on time!



Please see payment options below:

1st Payment due no later than January 31, 2014

- \$100.00 for The Landings
- \$143.00 for Princetown Owners (includes Snow Removal and Road Reserves)

2nd Payment is due no later than July 31, 2014.

- \$75.00 remaining balance.

Note: A 1% finance charge and a \$5.00 non-payment fee is applied for each month payment is delinquent.

SNOW REMOVAL HINTS AND HELPS

SIDEWALKS & MAILBOXES - Please be aware that residents are responsible for keeping sidewalks clear of snow and ice as quickly as is 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.



STREETS - All of the streets within The Landings are city owned with the exception of the private streets inside the Princetown Community. The Association is not responsible for clearing snow, nor can it legally plow any city streets. If your street has not been plowed, please contact the City of Coeur d'Alene at **208-769-2233**.

City arterials, trash collection routes, and bus routes are plowed first; residential streets are plowed last. Crews will commence plowing residential streets only after an accumulation of 5". Generally, neighborhoods north of Appleway are plowed at night.

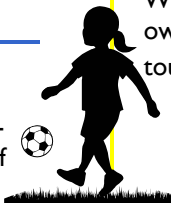
FIRST SECURITY PATROLS LANDINGS

The Board of Directors is pleased to announce that it has again contracted with **First 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 First Security in our corner to provide an extra measure of safety to our residents!

DRIVE WITH CARE

Residents are reminded that the speed limit throughout The Landings is 25 mph. Please be considerate of others and mindful of children playing.



A WORD FROM ASI

Association Services, Inc. (ASI) is proud to have managed The Landings at Waterford since early in 2008. With our upcoming sixth anniversary, we would like to thank all of the Homeowners who make our jobs such a pleasure. Thank you!

We appreciate the opportunity to work alongside the homeowner volunteers who serve on committees and keep in touch with our staff regularly.

Happy Holidays from our homes to yours.
May 2014 be filled with life, laughter and love!



NEIGHBORHOOD WATCH

Residents witnessing suspicious activity are advised to first contact the Coeur d'Alene Police Department. Afterward, follow-up with a phone call to your Neighborhood Watch Block Captain and/or the HOA Management Company. A complete list of phone numbers is available on the website. Neighborhood Watch may also be contacted via the website.

EMERGENCY **911**

CDA POLICE NON-EMERGENCY **(208) 769-2320**

www.cdapolice.org

ASSOCIATION SERVICES, INC. **(208) 676-8626**

NEIGHBORHOOD WATCH **(208) 772-0870**

www.mainthing.com