



THE LANDINGS AT WATERFORD HOMEOWNERS' ASSOCIATION, INC.

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Volume 6, Issue 1

2015 Annual Newsletter

A MESSAGE FROM THE BOARD OF DIRECTORS

As 2014 comes to a close, we are thankful for another successful year in the Landings. Twenty-fourteen saw a lot of growth and changes for our community, and we are so appreciative for the homeowners and residents whose compliance with CC&Rs, concern for the neighborhoods, and committee participation make this community one of the most desirable in the region. Everyone knows The Landings!

It was another great year for home sales in The Landings. As of early December, the local MLS office was reporting **115 closings**, of which **52%** were **resale** and **48%** were **new homes**. Fourteen more homes are currently in escrow, reflecting roughly an **11%** increase over last years sales. Good news indeed for both property values and the overall economy!

In 2014, The Landings added the 11th, 12th and 13th Additions with on going new construction in the southwest corner. The Architectural Control Committee met with all the Builders for these phases, reviewing ACC submittals, to ensure that the plans adhere to the high aesthetic standards for which The Landings is known.

July 1st of 2014 saw the initiation of a new statute for HOA violation enforcement in Idaho. This new law had a significant impact on The Landings' previously adopted Fine Policy and Appeal Process. Board Members worked closely with ASI in developing a new process for violation enforcement that is both in compliance with the new statute (Title 55, Section 55-115) and which will allow for fair, firm, uniform enforcement of the CC&Rs. We have already seen positive results from this new process. *The Landings is about compliance, not fines!*

Looking ahead to 2015, the HOA can expect continued development in the southwest corner with a possible "build-out" of the community in late 2015 or early 2016.

We wish you a happy and healthful New Year!

Sincerely,

The Landings HOA Board of Directors


WHAT is the ACC and WHY Do We NEED One?

Whether first-time homeowners or long-time residents, we all have a hefty investment in where we live. It's important to preserve the value of our residences—as well as the surrounding common areas we all share—by keeping buildings well maintained and in a style that compliments adjacent structures and landscaping. When our homes' exteriors are in good shape and the grass is cut, the hedges trimmed, the trash picked up and the sidewalks and roads well-maintained, the community is attractive to prospective buyers and renters, and property values are preserved.

The Landings' Architectural Control Committees (ACC) is a big part of sustaining the community's appearance and property values. While the design guidelines have some limitations, they allow enough flexibility for individual expression.

Please contact Laura White with ASI if you're considering a project for your home that involves painting the exterior or trim, redesigning or installing landscaping, constructing a fence, adding a secondary structure (like a garden shed or garage), or installing a flag pole.

The association's architectural guidelines, applications and review procedures are available for download from The Landings website: www.thelandingshoa.com. The ACC will work with you to answer your questions and help make your project a successful one.

A special THANK YOU goes out to the members of the ACC who volunteer their time in service to the community. HOA Members interested in volunteering for the ACC should complete the application located on the HOA website and contact ASI. Committee members should have some basic knowledge of construction, set-backs, landscape, etc. Each member of the committee should have a thorough understanding of what is and is not allowed in the Association. Members should be able to dedicate five to six (5-6) hours per month to meet with the committee and homeowner's when necessary. 

"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

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Financing HOA Operations and Reserves

The 2015 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 \$56 in fees for Snow Removal (\$31) and Reserves (\$25) for their Private Streets. The budget details are available on the website: www.thelandingshoa.com. Also, be sure to check the website for the year-end financial reports which will be published to the website by January 31, 2015.

Avoid Late fees by paying your 2015 Annual Assessments on time!



Please see payment options below:

1st Payment due no later than January 31, 2015

- \$100.00 for The Landings
- \$156.00 for Princetown Owners

2nd Payment is due no later than July 31, 2015.

- \$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 Information & Reminders!

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.




The Landings Arbor Day Celebration

Join us on **Saturday, April 25, 2015** in celebrating **Arbor Day** by planting new trees along Bardwell Drive in The Landings. Following the ceremony will be an Arbor Day celebration and Tree City USA ceremony at nearby Landings Park with a free lunch.



Awards will be given to winners of local Arbor Day art contests, free tree seedlings will be given to attendees and several door prizes will be given out.

For more information, call the Coeur d'Alene Parks Department at (208) 769-2266. 

A Word From ASI

Association Services, Inc. (ASI) is proud to have managed The Landings at Waterford since early in 2008. We appreciate the opportunity to work alongside the homeowner volunteers who serve on the Board and Committees and keep in touch with our staff regularly. Thank you to the residents who check in and keep us apprised of the happenings in the community.

It is our privilege to partner with all of you!

Happy Holidays from our homes to yours. May 2015 be filled with life, laughter and love!

SAFETY REMINDER: Speed Limit 25 MPH

The Board would like to remind all residents that the speed limit throughout The Landings is **25 MPH**. Please be cautious and aware of children playing outside during the winter when the roads are hazardous. Lets work together to preserve a safe environment for families to enjoy the winter weather. Thank you!

First Security Patrols The Landings

The Board 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!

Neighborhood Watch

The Board of Directors would like to extend a heartfelt thank you to John Rank for all his efforts in founding and coordinating the Neighborhood Watch program for The Landings. Our community is a safer place because of your hard work.

Landings Homeowner, Tucker Marcheso, was appointed to chair the Neighborhood Watch Committee for 2015. We would like to thank Tucker for his work in keeping our community safe. 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: **9-1-1**

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

www.cdapolicy.org

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

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

www.mainthing.com