



2015 Spring Newsletter

Happy Spring!

It's that time of year again when our weather turns sunny and North Idaho residents head out of doors! Please be reminded of a couple of key items to maximize our enjoyment of this great community!

Home Improvements! Applications for exterior changes must be submitted for approval prior to the start of your project. All applications can be downloaded from the HOA website.



Recreational Vehicles! Please remember that boats, trailers, campers and the like, may only be parked in the community for 48 hours. Exceeding the 48 hour rule will result in a violation notice to the homeowner with potential fines for repeat offenders. All Rules will be enforced in accordance with Idaho State Statutes (Title 55).

Keep sidewalks clear! Blocking the sidewalks in any way is a violation of City Code and is considered a nuisance per the CC&Rs. Please ensure that vehicles, extended bumpers or trailer hitches, and garbage cans, do not interfere with the safe passage of pedestrians, bicycles, and strollers. Residents should not be forced into the street to negotiate a driveway.



Watch your speed and look out for kids at play!

Placing signs of any kind in the common areas (including mailboxes) is prohibited

We look forward to seeing you at the **Annual Meeting of the Members**: Wednesday, May 27, 2015, 6:00PM, at the Prairie Avenue Christian Center located across Prairie Avenue at Carrington.

Visit the HOA Website to download the Meeting Packet, Governing Documents, ACC Applications, or to contact the management team.

May the Summer of 2015 be one of the best yet as we enjoy this amazing place we call home!

- The Landings HOA Board Members

"The impersonal hand of government can never replace the helping hand of a neighbor."

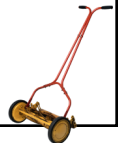
~ Hubert H. Humphrey

The Value of Landscaping

Landscaping is a significant expense for our association; but, it's also a major factor in curb appeal. Our board considers it a long-term investment in the quality of our community. Consider the value of landscaping to your own corner of The Landings.

- Landscaping saves money. Replacing turf for perennial or drought-tolerant ground cover reduces maintenance and water use.
- Landscaping can screen unsightly utility boxes or antennae, reduce noise and provide privacy.
- A well-planned landscaping scheme will provide color throughout the year.
- Properly placed landscaping directs common-area pedestrian traffic.
- Landscaping can correct or stabilize steep slopes, wetlands and other challenging areas.
- Landscaping provides visual interest, especially when it incorporates elements like fountains, arbors or decorative walls or fences.

Attractive landscaping protects and enhances the value of your property as well as that of your neighbors, similarly, an unkempt yard may have a negative impact.



Ironman Triathlon Rental Information

In 2013, the Landings Board of Directors approved a process for the Homeowner's in the Landings to provide a short term lease of their homes to Ironman Triathlon participants. Guidelines are below:

- Employ a property management company to oversee the lease.
- Supply ASI with a copy of the lease agreement.
- Submit a receipt for the CC&Rs signed by the Lessee to include an agreement to comply with the Rules.
 - Take responsibility for any CC&R infractions by the Lessee.
 - Lease to one (1) family only.
 - Pay a non-refundable \$25.00 application fee to The Landings HOA.



The Ironman Rental Application is available on The Landings HOA website. Thank you for your cooperation and consideration by submitting your application by May 31, in order to process it in a timely manner.