

The Landings at Waterford



THE LANDINGS AT WATERFORD HOMEOWNERS' ASSOCIATION, INC.

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2016 Spring Newsletter

A Message from The Board of Directors

Dear Landings Homeowners,

As we begin another summer, we would like to take the opportunity to extend a big THANK YOU to all the homeowners who make The Landings a wonderful place to call home and one of the most desirable neighborhoods in North Idaho. Please make it a priority to attend our Annual Meeting on May 4th, 2016. This will be a great opportunity for members to discuss business regarding the HOA with the Board and with ASI, our management company. We cannot wait to meet you and discuss the future projects for our community!

Sincerely,

The Landings HOA Board of Directors

Parking on City Streets

ASI has been receiving many complaints about vehicles parked illegally on the City Streets within The Landings. *If you believe a vehicle is abandoned or parked illegally near your property in The Landings, please call the Coeur d'Alene Police Abandoned Vehicle Hotline at 208-769-2320 or email them at policetips@cdaid.org. Make sure to have the following information available to report:*

- Vehicle make, model, & color
- Vehicle license plate number
- State in which vehicle is registered
- Exact location of vehicle

The vehicle will be given an orange 48 hour tag, and after 48 hours, the vehicle will be towed to Schaffer's Towing.

If you haven't done so already, register for The Landings Website!

www.thelandingshoa.com

It is a great reference tool for documents, updates, and community links. You can also pay your annual assessments online through PayPal and Dwolla!

2016 Annual Meeting

We look forward to seeing you at the Annual Meeting of Members!

Wednesday, May 4, 2016, 6:00 to 7:00PM

The meeting will be at a new location:

Atlas Elementary, in the Cafeteria

3000 W Honeysuckle Ave, Hayden ID

See your Annual Meeting Invite for more details.

The Landings Architectural Control Committee is actively searching for representatives!

The ACC actively participates in review and approval of various applications for sheds, fences, remodels, and more. In order to apply, please submit a Volunteer Application; obtainable from the Landings HOA website or from ASI.



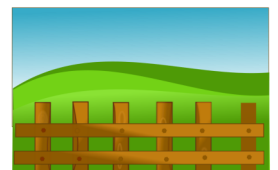
Home Improvements

Homeownership entails a lot of hard work and special projects, especially when the weather is getting warmer. Prior to beginning any large project in The Landings, an application must be submitted for review and approval from the Architectural Control Committee.

Projects requiring approval include:

- Exterior remodels/major architectural changes
- Fence construction or alterations
- Shed construction
- Flagpole construction

Note that these projects are subject to requirements stated in The Landings Covenants, Conditions, and Restrictions. *Please review these requirements prior to construction.*



All applications and the CC&Rs can be downloaded from The Landings website.

Spring has sprung in North Idaho!

Please remember the following key items to maximize everyone's enjoyment of this great community:

Recreational Vehicles

Please remember that boats, trailers, and other recreational vehicles 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).*



Sidewalks

Blocking the sidewalks in any way is a violation of Coeur d'Alene City Code and is considered a nuisance per The Landings CC&Rs. Please ensure that vehicles, extended bumpers, and garbage cans do not interfere with the safe passage of pedestrians, bicycles, and strollers.

Garbage Receptacles



Garbage receptacles may only be visible and outside of owners' garages on the date of trash collection. They must be *completely obscured from view of street and surrounding neighbors at all other times.*

Trash pickup is every Wednesday in The Landings. Please make sure to be respectful of your neighbors in the warmer months, as trash does attract pests.

Signs

Remember that signs (including but not limited to, yard signs, for sale, political, etc.) *installed within the common areas (including mailboxes) are prohibited.* If installed, these signs must be removed as soon as possible. Thank you for your cooperation and assistance in keeping our community tidy!

Dog Waste

Please make sure to promptly clean up after your dog. This is becoming a problem and should be taken care of by each dog owner. The Landings Homeowners' Association is committed to harmonious living and preserving the value of owners' properties. There are stations located throughout the neighborhood containing waste bags. Please make cleanup a priority when walking your dogs through The Landings.



Speed Limit is 25 MPH

During the summer months, we must be diligent to keep driving speeds under 25 miles per hour. More children are playing outside and their safety is a priority. Please be respectful of our neighborhood and obey the speed limit.

Ironman Triathlon—Home Rentals

In 2013, The Board of Directors approved a process for homeowners in The Landings to offer 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 that includes 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 to ASI by May 31st in order to have it processed in a timely manner.*

Landscape Maintenance

Landscaping is a significant expense for homeowners, but it is also a major factor in curb appeal. The Board of Directors considers it a long-term investment in the quality of our community. Please consider the value of landscaping in your own corner of The Landings!

Spring Landscaping Tips:

- Prune your perennials, and trim dead or damaged branches.
- Plant fresh shrubs and flowers when needed.
- Remove winter debris from flowerbeds.
- Add edging between your landscape beds and lawn to add definition to the landscape and prevents overgrowth.
- Fertilize your plants to provide proper nutrition.
- Avoid weeds! Apply a pre-emergent weed control to be pro-active; or spray weeds as needed
- Mulch!
- Inspect your irrigation system; be sure to turn it on and conduct your annual backflow test