**Dear Landings Homeowners,**

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!

ASI is proud to have managed The Landings at Waterford Homeowners Association since 2008. We appreciate the opportunity to work alongside the homeowner volunteers who serve their community on The Board of Directors and The Architectural Control Committee.

We are pleased to announce that The Landings 2017 Annual Assessment will remain the same at $185.00, and the Princetown Annual Assessment will also remain the same at $230.00. THANK YOU for helping to make 2016 another successful year in our community. We hope that this year will be as great as the last and we hope you enjoy this newsletter. See you at the Annual Meeting in May!

**Sincerely,**

*The Landings HOA Board of Directors and Association Services, Inc.*

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**If you haven't done so already, register for The Landings at Waterford HOA’s Website!**

[www.thelandingshoa.com](http://www.thelandingshoa.com)

View documents & news, and pay your assessment online through Paypal and Dwolla!

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**Interested in Volunteering??**

Are you interested in volunteering with the homeowners’ association and making a difference in your community? Your neighbors would love to benefit from your knowledge, expertise and willingness to make The Landings at Waterford a great place to live.

**All of the members of the Board of Directors are volunteers who own homes in your community!**

Positions are available with:
- The Board of Directors
- The Architectural Control Committee
- Neighborhood Watch Committee

Contact Samantha at ASI at [samantha@asi-hoa.com](mailto:samantha@asi-hoa.com) if you’re interested.

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**REMINDER: Speed limit is 25 mph**

Consider this a reminder that the speed limit throughout The Landings at Waterford is 25 miles per hour. This topic is brought up at nearly every Annual Meeting of the Members.

*Please make sure to stress to your family, friends and tenants to always drive at 25 mph or slower. Thank you!*

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**Architectural Control**

According to Section 7.01 of The Landings at Waterford HOA CC&Rs, ALL exterior projects must be applied for and approved by the Architectural Control Committee before building or installing structures, fences, or completing remodels.

ASI & The ACC work diligently to inform Landings homeowners that they must apply for their project before building.

Please contact Jan Cook or Samantha Ruby at ASI to discuss this policy and procedure and if you have any questions. [jcook@asi-hoa.com](mailto:jcook@asi-hoa.com) OR [samantha@asi-hoa.com](mailto:samantha@asi-hoa.com)

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**Financing HOA Operations**

The 2017 Operating Budget was approved at the fourth quarter meeting of the Board of Directors. This budget enables assessments to remain the same as 2016; at $185.00 for Landings homeowners and $230.00 for Princetown homeowners. Please note that Princetown homeowners pay slightly higher assessments to fund snow removal and maintenance of the private roads within that area of the community. Budget details and year-end financial reports will be added to the website in January 2017.

**Avoid late fees by paying 2017 Annual Assessments on time!** Note that there is a 1% finance charge and a $5.00 non-payment fee applied for each month payment is delinquent.

1st Payment due no later than January 31, 2017:
- $100.00 for The Landings owners
- $145.00 for Princetown owners

2nd Payment due no later than July 31, 2017:
- $85.00 remaining balance (both Landings and Princetown owners)
Top Violations of the CC&Rs

The Landings HOA completes regular bi-monthly site inspections throughout the neighborhood. The purpose is to ensure that the CC&Rs are enforced and to preserve property values for us and our neighbors. Homeowners are subject to potential fines for repeat violations. All rules will be enforced in accordance with Idaho State Statutes (Title 55).

The Landings at Waterford HOA CC&Rs are available to view and for download at thelandingshoa.com.

Make sure to reference the amendments as well!

Vehicles and Recreational Vehicles

No Dwelling unit owner or tenant/guest thereof shall be allowed to store any vehicle or trailer, including non-motorized means of transportation, of any kind on the subject property except within a garage or behind a Board-approved sight obscuring fence for more than 48 hours.

Garbage Can Storage

Please make sure your garbage can(s) are obscured from view of the street when it is not pickup day. Garbage cans are to be removed the same day or soon after collection.

Landscape Maintenance

It is the duty of each property owner to maintain, repair, replace and restore areas subject to his/her property in a neat, sanitary, and attractive condition. This includes front, back, and side yards as well as the swale area and driveway(s). This does include portions of your property along the alleyways as well.

Architectural Control

ALL exterior projects must be applied for and approved by the Architectural Control Committee before building or installing structures, fences, or remodels.

Nuisances

No offensive activity shall be carried on, in or upon any Lot or Dwelling unit, or the Common Area, nor shall anything done therein which may be or become an unreasonable annoyance or a nuisance to any other Owner or occupant, including barking dogs. Please remember to clean up after your pets, failing to do so would be considered a nuisance.

Basketball Hoops

Basketball hoops are to be stored out of sight when not in use. They are not allowed to face the street or be at the streets’ edge. We know this is difficult, but please be aware of the safety hazard basketball hoops can pose when left out.