

The Landings at Waterford

THE LANDINGS AT WATERFORD HOMEOWNERS' ASSOCIATION, INC.

c/o Association Services, Inc.
1250 Ironwood Drive, Suite 226
Coeur d'Alene, ID 83814
(208) 676-8626 Phone | (208) 676-8603 Fax
www.thelandingshoa.com

2016-2017
Winter Newsletter



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.*

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

www.thelandingshoa.com

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

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 if you're interested.

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!

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 OR samantha@asi-hoa.com

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)



Snow Removal Information

Sidewalks and Mailboxes - Homeowners are responsible for removing snow from sidewalks and their personal driveways as quickly as is practical. Failing to do so violates The Landings CC&Rs and is considered a public nuisance by the City of Coeur d'Alene. Please try and do your part to make sure mailbox areas are accessible to mail carriers.

Streets - All streets within The Landings at Waterford are City streets (they have 'green signs'), with the exception of the private streets within Princetown (they have 'blue signs'). 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 commence plowing of residential streets only after accumulation of 5 inches. Generally, neighborhoods north of Appleway are plowed at night.



Interesting Facts about The Landings at Waterford

- Our development stretches from Atlas Road to Heutter Road, and from 'The Trails' development to Prairie Avenue.
- Since its creation in 2003, The Landings is almost fully built-out, and home to over 1100 single-family homes.
- The Landings surrounds an 11 acre park dedicated to the City from the original developers. The City of Coeur d'Alene manages and maintains the park and its amenities.
- The Landings owns and maintains a walking path that stretches from Bardwell Drive to Freeland Drive.

Perimeter Fencing

The Landings at Waterford HOA has installed, maintains, and owns the perimeter fence that surrounds the entire development. In the past few years, the HOA has budgeted funds to maintain and replace parts of this fence.

Pursuant to Section 8.01 of The Landings CC&Rs, each owner is responsible to maintain any areas subject to his/her lot.

If you are an owner whose property benefits from the perimeter fence, please note that each homeowner is responsible for pruning all trees and removing all weeds on their property that may affect this fence. Please use your best judgment and if you have any questions or concerns, contact Samantha at ASI. Thank you!

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.