



# River Runner

The River Runner Homeowner's Association Newsletter – 1<sup>st</sup> Quarter 2022

## River Run Homeowners Association

### *Executive Committee:*

Stan Olson, President  
Tom King, V.P.  
Dennis Cain, Treasurer  
Jan Stephens, Secretary  
Kit Furey, Past President

### *Phase Representatives:*

**1A** (Creekside/Tallwood)  
Jonathan Oppenheimer

**1B** (Lake Heron)  
Martin Hurbi

**2** (White Pine)  
Corry Cook

**2AB** (Waterside)  
Elizabeth Grosse

**3A** (Springbrook)  
Joan Scofield

**3B** (Willowcreek aka  
Springbrook)  
Jeanne Wilson

**3C** (Springbrook Collection)  
Anne Struthers

**4** (The Island)  
Lad Dawson

**5** (Pebblecreek)  
Devorah Taylor

**6** (Heron Cove)  
Joanne Fahrenwald



## Friendly Reminders

- Greetings River Runners! This is a reminder that common areas in River Run are just that, for the common enjoyment of all residents. To that end, private displays, such as school flags, political signs, and commemorative memorial items are not allowed in common areas.

The one exception to a private display on any of our common areas is the small memorial established on "Nana's Island" by Pete O'Neill, the developer of River Run, at the time River Run was platted. There is currently an unauthorized display on Nana's Island. It is requested that this be removed by the homeowner placing there no later than March 1, 2022. After that, it will be subject to removal.

- After using the clubhouse for your reserved time slot, please make sure you clean and lock up the building. It was brought to our attention that the front door has been left open on more than one occasion and want to make sure everyone is doing their part to avoid any unnecessary damages or loss. We may need to start requiring a cleaning/safety deposit for each reservation if the issue continues.

**River Run HOA Board Meetings are held on the 3rd Tuesday of each month (excluding December & Holidays) at 7:00 P.M. at the RRHOA Clubhouse. All Board meetings are being held Hybrid style. Those of you who are comfortable meeting in person may do so.**

**Those that are more comfortable meeting on ZOOM may still do so.**

## **STATUS OF WORK PROGRESS AT THE PUMP HOUSES:**

The two River Run irrigation water pump stations and infrastructure are undergoing a major upgrade and renovation during the winter off season. Pump House 1 is across from the Recreation Center, and Pump House 2 is near the entrance to the Island. After nearly forty years, the pumps, control panels, and valves are being replaced with new equipment featuring the latest technology and design. The variable speed pumps will increase flow capacity and new filtration equipment will reduce the silt in the irrigation water. The project also involves cleaning and maintenance on the water collection wells, replacing the well casing for the well at Pump House 1, maintenance and repairs for Pump House 1, and a substantial remodel and expansion of Pump House 2.



As of this date, the demo work has been completed at both locations, and the rough grading and site work at Pump House 2 has been finished including necessary tree removal. The repair and maintenance on both wells is nearing completion.

The installation of the new pump and filter equipment installation will commence in the coming days following completion of the well work. In February, the construction and renovation of the pump houses will be completed. At that point, the prime contractor can complete the installation of the electrical controls and panels to prepare the new systems for operation in advance of the spring startup.

A great debt of gratitude goes out to Lad Dawson and Craig Groves for all their hard work and dedication to get these large projects completed for us. THANK YOU.

# The Curry Q&A



All River Run residents should be aware that maintaining our waterways and riparian areas properly may have social, legal, and financial consequences for all River Run homeowners. Looking ahead to spring, we asked River Run's riparian master and thirty-five year veteran of Idaho Fish and Game – Joe Curry - to shed light on these areas and why they are so important to our enjoyment of wildlife and our natural environment in our community.

## ***What exactly is a “Riparian Area” in River Run?***

Riparian areas refer to the natural buffer zones along all of the waterways we see and enjoy in the River Run area. These areas range from 0 to 25 feet back from the water surface and area allowed to grow naturally. The grasses and woody plants are managed to keep out noxious weeds and are cut back once a year.

## ***What are the Riparian areas supposed to look like?***

In **spring and summer**, think of natural, taller grass and other features that encourage wildlife and functioning natural habitat. The goal is to keep a natural environment that will protect and provide food for our many birds, fish, insects, deer and more. That means distinctly different from your manicured lawn and garden areas. However, in winter, just leave these areas alone to grow as weather conditions allow. The RRHOA is obligated to maintain our waterways to satisfy fish and wildlife needs. The specifics are spelled out in the 1989 Loggers Creek agreement with the Idaho Fish and Game that brings year round water into our system. Section 7 of the Loggers Creek agreement is specific to what needs to be done by RRHOA.

## ***I DO own a home on a waterway. What is my responsibility regarding the riparian easement?***

Property owners within the River Run area are responsible for maintaining their riparian easements in a natural state. This includes the following:

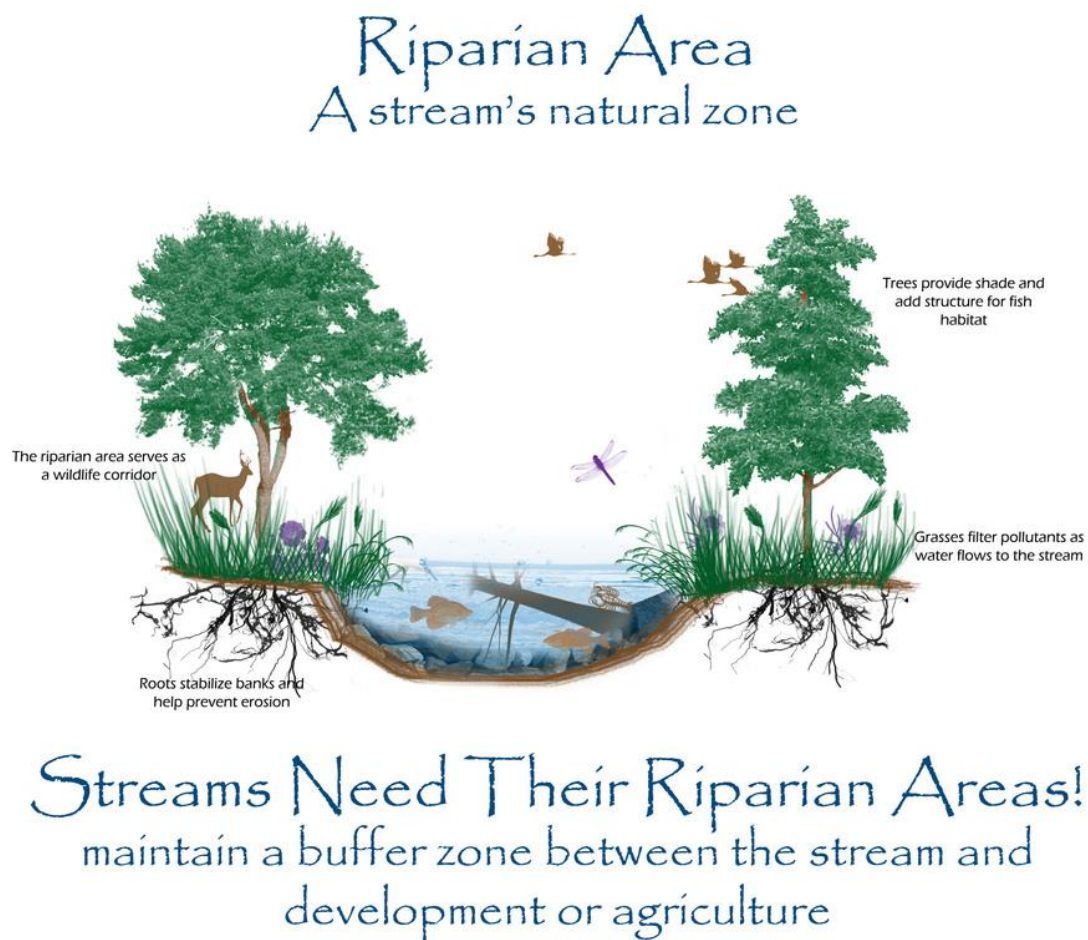
1. Never mow down to the water's edge.
2. Maintain a required or recommended distance between mowed lawn and the water's edge.
3. Allow grass to grow wild in the buffer zone. Grass must be at least 12” and woody plants 18” tall.
4. Do not plant additional foliage in the buffer zone. Maintain a noxious-weed-free state.
5. Do not modify these areas without consulting with the Riparian Chairs.

## ***I DO NOT have a waterway alongside my property. Why should I care how these areas are maintained?***

Our ability to enjoy our River Run waterways, including high water levels, is directly connected to our natural habitat responsibilities in the longstanding River Run Water agreement with Idaho Fish and Game. These areas must be left alone to allow for flourishing natural habitats. We cannot allow these areas to appear man-made, overly manicured, and inconsistent as it puts our overall agreement with Fish and Game at risk.

### ***I have More Questions. What next?***

Start by making sure you're familiar with page 12 in the RR handbook prior to any mowing or landscaping plans this year. Homeowners with specific questions about the waterways behind their home, including the size and maintenance status of their particular riparian area, should contact me, Joe Curry, or my new counterpart, Corry Cook, Via Park Pointe management.



*Longtime River Run Residents, Joe Curry and his wife Gail, have lived on Springbrook Lane for over 20 years. Corry Cook and her husband Kylie have lived on White Pine Lane since moving from California in 2016.*



## Community Online Portal

If you haven't begun to explore the Park Pointe portal, please visit our website at **<http://www.portal.parkpointems.com>** where you can submit a request for access into the portal.

Please allow 24-48 business hours from the date of your submission to receive an email with a link to reset your password to access the portal.

The "portal" is designed and will automatically send an email to notify you of important association related issues. Please DO NOT reply to the email notification, as the message is intended for notification purposes only. In order to view the attachments or access your account balance to make a payment, please "login" to the portal by using the following credentials below:

***Please visit <http://www.portal.parkpointems.com>***

- 1. - Click "Login" (in the top right corner) to access the Community Portal Owner Login Page.***
- 2. - Type in your email address.***
- 3. - Type in your password.***
- 4. - Click the orange "Login" Button to access your account.***

The community online portal provides access for Owner's to view their account and make payments, view and respond to violation issues view the association's Homeowner Directory, File a Neighbor Complaint, access important HOA related information, meeting minutes, corporate documents and more. You may also submit an AC request to the AC Committee for any improvements.

To make a payment, please click on the "Make a Payment" tab from the owner dashboard. There are several ways to make a payment using the online portal. Please select the payment option of your choice and follow the instructions. Please note there is a 2.95% third-party processing fee associated with any credit/debit card transactions. There is no charge to make a payment using the "one-time e-check" option or the "recurring e-check" option. You may also enroll to have payments auto-drafted from your account with no additional charges.

If you do not wish to use the portal to make a payment, you may deliver a check made payable to "River Run HOA" in the River Run Rec Center "Drop Box" located at 975 River Run Drive.

For security reasons, please click on the "My Contact Information" tab from the owner dashboard to update your contact information and password, if necessary. You may also want to update your "communication preferences" in regards to how association related communications and documents are delivered to you.

Please feel free to reach out to Park Pointe Management Services Monday – Friday from 9:00 AM to 5:00 PM, excluding holidays, at (208) 323-4022 with any questions or concerns you may have or you may email the Assistant Community Manager, Misty McMillan at [misty@parkpointe.com](mailto:misty@parkpointe.com).

We look forward to working with all of you and appreciate your support!