



# River Runner

The River Runner Homeowner's Association Newsletter – 2<sup>nd</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)  
Brenda Breidinger

**3A** (Springbrook)  
Joan Scofield

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

**3C** (Springbrook Collection)  
Marcus Miller

**4** (The Island)  
Lad Dawson

**5** (Pebblecreek)  
Devorah Taylor

**6** (Heron Cove)  
Debra Hall



## Financial Update:

The executive committee of the River Run HOA with input from Park Pointe Management Services has prepared an updated Seven Year Reserve Budget for both the Master and Reserve budgets.

These budgets were recently approved by the board. For a number of years there were no increases in the HOA dues to cover increased expenses and inflation. The board previously approved an increase in dues of \$7.00 per month (\$5.00 to master and \$2.00 to rec) for the years 2021, 2022 and 2023. The most recent budgets include a number of significant expenses over the next few years including balloon payments to pay off the loan on the new courts, repairing the walkways over a five year period, replacing the lower pool deck, and replacing the utility vehicle (mule).

To cover anticipated expenses, the budgets approved by the board include \$7.00 monthly dues increases for 2024 and 2025. Without these dues increases these expenses could only be paid by a special assessment. The executive committee and the board are working hard to control expenses while still maintaining the nicest subdivision in Boise.

Dennis Cain, Treasurer

**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. Please note that Homeowners can attend the meetings. However, anyone who is requesting to speak must email in advance and ask to be put on the Agenda.**

# MASTER RESERVE BUDGET 2021-2028

River Run Master Reserve Budget updated 3/26/2022

Master Reserve Budget	2021 Actual	2022	2023	2024	2025	2026	2027	2028
<b>Beginning Reserve Balance</b>	90,381.35	23,201.76	-	16,488.00	26,372.30	37,408.11	83,551.35	101,592.44
Reserve Deposits Current Year	115,415.01	128,930.00	147,218.00	165,506.00	183,794.00	183,794.00	183,794.00	183,794.00
Additional Reserve Spending from prior year Net Income	-	26,818.24	-	-	-	-	-	-
<b>Reserve Dollars Available</b>	<b>205,796.36</b>	<b>178,950.00</b>	<b>147,218.00</b>	<b>181,994.00</b>	<b>210,166.30</b>	<b>221,202.11</b>	<b>267,345.35</b>	<b>285,386.44</b>
<b>Less Reserve Expenditures</b>								
5631 Landscape	25,176.00	45,000.00	45,000.00	36,750.00	38,587.50	40,516.88	42,542.72	44,669.85
5632 Seal Coat/Road Work/Paving	-	12,000.00	-	25,000.00	25,000.00	-	-	-
5633 Walkways	2,501.31	10,000.00	16,000.00	16,640.00	17,305.60	17,997.82	18,717.74	-
5635 Structural Improvements	3,264.33	3,500.00	3,640.00	3,785.60	3,937.02	4,094.50	26,200.00	5,247.00
5636 Fencing/Sound Wall	-	-	-	4,500.00	-	-	-	5,400.00
5637 Lakes, Ponds, Waterways	11,994.00	13,500.00	14,040.00	14,601.60	15,185.66	15,793.09	16,424.81	17,081.81
Mule Replacement	-	-	-	-	15,000.00	-	-	-
5641 Reserve Study	430.00	500.00	-	-	1,000.00	-	-	-
5642 Tree Removal & Replacement	29,308.00	20,000.00	20,800.00	21,632.00	22,497.28	23,397.17	24,333.06	25,306.38
5643 Well #1 Replacement & Maintenance	655.50	28,450.00	2,500.00	2,575.00	2,652.25	2,731.82	2,813.77	2,898.19
5644 Well #2 Replacement & Maintenance	161.50	21,000.00	2,500.00	2,575.00	2,652.25	2,731.82	2,813.77	2,898.19
5657 Contingency	24,631.26	15,000.00	15,750.00	16,537.50	17,364.38	18,232.59	19,144.22	20,101.43
5655 Irrigation	7,286.96	5,000.00	5,250.00	5,512.50	5,788.13	6,077.53	6,381.41	6,700.48
5656 Mulch	-	5,000.00	5,250.00	5,512.50	5,788.13	6,077.53	6,381.41	6,700.48
<b>Total Reserve Budgeted Expenses</b>	<b>105,408.86</b>	<b>178,950.00</b>	<b>130,730.00</b>	<b>155,621.70</b>	<b>172,758.19</b>	<b>137,650.76</b>	<b>165,752.91</b>	<b>137,003.80</b>
<b>Master Reserve Dollars allocated to Rec Center Improvement</b>	<b>77,185.74</b>	-	-	-	-	-	-	-
<b>Ending Reserve Balance</b>	<b>23,201.76</b>	-	16,488.00	26,372.30	37,408.11	83,551.35	101,592.44	148,382.64

## Notes:

Master Reserve Revenue increase in 2023-2025 at \$5 per month per unit  
Mule Replacement scheduled for 2025  
Streets: Seal Coat, Repairs and Crack Fill used Northstar estimates  
Walkways: 500 lineal feet per year  
Structural Improvements: Culverts, Bridges, Lighting, Signage

# REC CENTER RESERVE BUDGET 2021-2028

Rec Center Reserve Budget  
updated 3/26/2022

Rec Center Reserve Budget	2021 Actual	2022	2023	2024	2025	2026	2027	2028
<b>Beginning Reserve Balance</b>	52,975.56	5,001.24	1.24	15,999.08	38,589.38	5,806.14	40,743.82	75,958.72
Master/Rec Reserve Dollars Allocated to Rec Expenditures	86,503.57	-	-	-	-	-	-	-
Reserve Deposits	26,801.09	32,736.00	38,688.00	44,640.00	50,592.00	50,592.00	50,592.00	50,592.00
<b>Reserve Dollars Available</b>	<b>166,280.22</b>	<b>37,737.24</b>	<b>38,689.24</b>	<b>60,639.08</b>	<b>89,181.38</b>	<b>56,398.14</b>	<b>91,335.82</b>	<b>126,550.72</b>
<b>Less Reserve Expenditures</b>								
6550 Recreation Loan Interest	7,123.34	6,200.00	5,035.16	3,771.96	2,433.59	1,015.60	(0.00)	-
6706 Clubhouse	-	1,500.00	1,575.00	1,653.75	1,736.44	1,823.26	1,914.42	2,010.14
6707 Pool Furniture and Equipment	1,120.00	5,000.00	5,250.00	5,512.50	5,788.13	6,077.53	6,381.41	6,700.48
6709 Tennis Courts	137,589.83	15,436.00	1,000.00	1,050.00	1,102.50	1,157.63	1,215.51	1,276.28
6711 Rec Fencing	95.00	500.00	525.00	551.25	578.81	607.75	638.14	670.05
6712 Rec Lighting	76.00	100.00	105.00	110.25	115.76	121.55	127.63	134.01
6716 Rec Contingency	15,274.81	4,000.00	4,200.00	4,400.00	4,620.00	4,851.00	5,100.00	5,355.00
9999 Pool Seal Coat Gunite (Completed in 2020)	-	-	-	-	-	-	-	-
9999 Pool Deck (Completed in 2020)	-	-	-	-	62,000.00	-	-	-
<b>Total Reserve Budgeted Expenses</b>	<b>161,278.98</b>	<b>32,736.00</b>	<b>17,690.16</b>	<b>17,049.71</b>	<b>78,375.23</b>	<b>15,654.32</b>	<b>15,377.11</b>	<b>16,145.96</b>
<b>Ending Reserve Balance</b>	<b>5,001.24</b>	<b>5,001.24</b>	<b>20,999.08</b>	<b>43,589.38</b>	<b>10,806.14</b>	<b>40,743.82</b>	<b>75,958.72</b>	<b>110,404.76</b>
<b>Beginning Year Loan Balance</b>	<b>118,832.05</b>	<b>104,689.95</b>	<b>84,624.51</b>	<b>63,394.23</b>	<b>40,900.74</b>	<b>17,068.90</b>	<b>(0.00)</b>	
Principal Payments	(14,142.13)	(15,065.44)	(16,230.28)	(17,493.48)	(18,831.85)	(17,068.90)	-	
Balloon Payments	-	(5,000.00)	(5,000.00)	(5,000.00)	(5,000.00)	-	-	
<b>Ending Year Loan Balance</b>	<b>104,689.95</b>	<b>84,624.51</b>	<b>63,394.23</b>	<b>40,900.74</b>	<b>17,068.90</b>	<b>(0.00)</b>	<b>(0.00)</b>	

## Notes:

Rec Reserves increase in 2023, 2024 and 2025 by \$2 per month per unit  
Loan Scheduled to be paid off in 2026  
Pool Seal Coat and Pool Deck completed in 2020  
Lower Pool Deck to be scheduled in 2025  
We have room for clubhouse renovations in future years

# Community Update



This year will be the first year without the amazing J.C. Merlini. We will miss him and his dedication to River Run dearly. Although nothing could take his place, please know that we have set up Ring cameras in and around the Clubhouse/Pool areas for some semblance of reassurance. We ask that people take accountability for their children and themselves as there is no life guard on duty. Help us keep everyone safe and keep the pool running smoothly. With these changes, please keep an eye out in your email for a feedback survey about the pool and take it for us if you'd like to share any concerns.



A recent sighting of a raccoon in the subdivision has raised the question of what responsibility, if any, the homeowners association may have in relation to wildlife in River Run. Initially, the Board feels that a distinction should be made between “resident” wildlife (such as geese and ducks) and “transitory” wildlife (such as deer, raccoons and bobcats). The Board is in the final stages of a goose control plan which should be sent to the residents in the near future. The resident goose population is easily located and this is a problem which can be and is being dealt with. Based upon input from an expert, the Board does not see a readily identifiable or persistent issue with wildlife that is simply passing through the subdivision and, therefore, are of the opinion that no remedial actions are necessary or reasonable. In any event, the Board wants to clarify that the HOA is not and will not be responsible for any personal injury or property damage that might result from wildlife in the subdivision.

Tips to handle Raccoons and other wildlife.

- Do not leave any food (pet or human) outside.
- Never approach or touch the animals.
- Make sure there are no openings for them to get in your house.
- Visit <https://www.humanesociety.org/resources/what-do-about-raccoons> for more tips.



## 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!