

Waterside



Ways



Summer 2018

Welcome to the fourth edition of **Waterside Ways**, a quarterly newsletter for our neighborhood community, Waterside.

CHECK IT OUT

www.riverrunidaho.com

All phases of River Run have a page that connects to By-laws, Rules and Regulations and CC&Rs. Waterside is 2A and 2B. Quarterly newsletters are posted there as well.



REMINDERS:

For ALL maintenance, repair or landscape issues remember to **FIRST** call:

Residential Association Management:

208-426-8576

**Hours: MON -THU
from 9:00 -3:00**

The appropriate staff, committee and board members will be notified.

WATERSIDE COMMITTEES

Neighbors have volunteered time, interest and expertise to serve on standing or ad hoc committees for planning/policy development to ensure building and outdoor aesthetics and safety, protecting and enhancing our investments.



STANDING COMMITTEES:

Architectural/ Repair /Maintenance (ARM) Committee:

reviews/approves applications for projects and prioritizes repair and maintenance projects:

Jim Austin, Chair

Landscape Committee: planning and policy development for common and limited-common landscaping:

Leonard Lake, Chair

Potluck and Social Committee: builds community and safety by organizing events, neighborhood potlucks and fun get-togethers:

Elizabeth Grosse, Chair

DATES OF INTEREST

8/20: **WS Board mtg @ 5-6:30**

9/17: **WS Board mtg @ 5-6:30**

10/15: **WS Board mtg @ 5-6:30**
mtgs @ the Clubhouse

**11/3: Waterside Town Hall Meeting:
Reserve Study presentation
2:00-4:00 @ Bown Library**

11/12: **WS Board mtg @ 5-6:30**

Adopt 2019 WS budget

No WS meetings in December

Annual WS meeting early February to review 2018 and 2019 budgets and elect new board of directors for 2019



Your 2018 HOA BOARD

Julie Smith : President - Teal

Diane Barker – Wood Duck

Pat Kempthorne – Teal

We encourage you to attend any upcoming meetings or creative sessions. Please notify in advance by emailing Julie at

jnumbersmith@gmail.com

or call at 208.869.8170



**Pool closes weekend after
Labor day!!**



UPDATES ON THE RESERVE STUDY



An informational letter was sent to each homeowner; following is a condensed version:

The Waterside Homeowners Association Board of Directors in association with the ARM Committee are currently working with Aaron Lombardo of North Star Reserves to complete a reserve study. A reserve study looks at needed maintenance and repairs to the property and advises the HOA on how to build financial reserves to pay for the ongoing costs. This is a plan for funding and a maintenance schedule that is built out into the future 15 to 25 years. Currently our reserve study is still in an ongoing process and is not yet finalized. The same company, different name, did a reserve study for Waterside in 2010 that was never adopted due to the financial crisis at the time. The maintenance plan that was recommended in that reserve study was done sporadically with special assessments and without building up the reserve account for regular upkeep. This created a situation whereby we now have multiple "deferred" maintenance items that have been piling up with no plan in place or reserves in place to adequately pay for those costs.



THE SIDING ON OUR BUILDINGS



The most significant maintenance item in the reserve study right now is the siding on the buildings. This issue must be addressed very soon. We wanted to inform you that we are looking at two options to deal with this issue: one is less expensive and is a patchwork approach and will not solve the underlying damage; the second is more expensive and will be a more permanent solution with less future maintenance costs.

ONE OPTION is to repair and/or replace only some sections of failing siding, then caulk and paint the buildings. The professionals we have consulted generally agree that this is not an economically wise decision because the current siding is probably past its useful life.

The Board and the ARM Committee are concerned that if we repair and replace only some of sections of damaged siding and paint the buildings, we may find ourselves on a costly repair/paint cycle.

A SECOND OPTION is to tear off all of the existing siding and replace it with a modern low maintenance product that will last for decades. As you can imagine, the cost to do this will be substantial. But for a project such as this, the HOA can likely obtain a loan from an HOA lender and pay back the cost over 10-15 years. HOA dues would then increase to cover your allocated portion of the loan payment. The HOA can only borrow money if it 2/3 of the homeowners agree to it.

A SPECIAL MEETING IS PLANNED FOR WATERSIDE HOMEOWNERS on Saturday, November 3rd from 2:00 to 4:00 at the Bown Library. Aaron Lombardo from North Star Reserves will present the final version of the reserve study and facilitate the meeting. The Board is currently negotiating bids to get a better idea of all of the costs for BOTH siding options. We are taking August, September and October to further refine these options and fill-in more details as well as finalize the reserve study. Homeowners will be given notice in the mail and a ballot to vote on whether or not to proceed with an HOA loan which will allow us to proceed with the second option of an imminent re-siding project.

Please mark your calendar and plan to attend



Links to learn more on siding:
<https://exovations.com/services/ha-rdboard-siding.html>

**“Planting Partnership”
guidelines developed by the
Landscape Committee:**

***Landscape Changes by
Waterside Homeowners
to Limited Common &
Common Areas***

Waterside comprises 15 buildings, 62 condos, 77 patios and decks and 15 courtyards plus 10 detached garage buildings and a dozen overflow parking areas. All are surrounded by garden beds. In addition, we have lawn areas, more than 100 trees, and countless bushes and shrubs. It’s a lot to maintain! Indeed, the majority of the Waterside landscape budget goes towards maintenance and safety such as tree trimming, mowing, edging, weeding, pruning, spring/fall cleanup, fertilizer, herbicides and insecticides. The remainder of the budget is spent on unplanned expenses (windstorm cleanup, for example, or tree removal) and keeping highly visible areas green and attractive. The landscape priority of the HOA is focused on management of trees and shrubs within the highly visible areas along Teal Lane, Wood Duck and River Run.

Due to limited funds, garden beds around doorways, courtyards, patios, and decks are low priority. Therefore, homeowners who want to make improvements to garden beds in their courtyards and around their patios, decks, and doorways are encouraged to do so.



GUIDELINES:

- 1.** All changes/improvements must be reviewed in advance by the landscape committee. Only projects that meet safety, appearance and low-maintenance guidelines will be approved.
- 2.** Owners assume responsibility for purchasing, planting and maintenance of their garden areas.
- 3.** Approved plants/materials:
Approved plant lists are available at RiverRunIdaho.com. For rocks or bark:
 - Bark: Dark brown, medium chunk
 - Rock: ¾” round river rock. Rock should only be used in small areas where plants or bark are not appropriate, e.g. downspouts or small garden beds bordered by concrete. Rock should NOT be immediately adjacent to lawns.
- 4.** Plants must be appropriate for the location. Will the plant fit in the space when full-grown? Will roots impact foundations, sidewalks, underground lines? Will the plant thrive in the location’s sun/shade?

- 5.** Owner is responsible for supplemental watering and nurturing plants until they are established even with HOA irrigation. (e.g. regular watering, staking).
- 6.** Plantings should conform to existing sprinkler system. It is NOT an HOA priority to realign sprinkler lines to accommodate new plantings.
- 7.** The HOA is NOT responsible for unsuccessful projects (dying plants, etc.), regardless of the cause.
- 8.** Before digging, owner is responsible for locating underground lines including but not limited to sprinkler, electrical, telephone, cable, natural gas lines.
- 9.** Homeowners are encouraged to vary plant selection, especially shrubs, by color and shape.
- 10.** Where applicable, please communicate plans to nearby neighbors. Joint projects are encouraged.

Questions? Email Leonard Lake at lmslake@msn.com

For a good example visit the courtyard at 1953 Teal Lane



An application form and the approved plant lists are posted online at the Waterside page at

www.riverrunidaho.com



PICKLEBALL ANYONE?

There is a group of folks who continue to play pickleball on Saturday mornings between 8 - 10 a.m. at the tennis courts. Anyone who wants to learn or practice their skills are welcome to join in. No racquets or balls are needed, just show up. Bring your own coffee, if needed.

Questions? email Elizabeth Grosse at grosseej@gmail.com

FYI:

No social activities are planned for August. Under consideration for Fall dates:

- ☞ Tailgate party at a BSU game
- ☞ Walks on the Greenbelt
- ☞ Bike event to Saturday Market
- ☞ Progressive porch parties

If you have ideas or want to host an event in the neighborhood, please email Elizabeth.



Please keep an eye on our neighborhood and report anything unusual or concerning

-  we have had water leaks that have gone unnoticed . . .
-  there have been suspicious types roaming around . . .
-  the next door neighborhood had gas leaks . . .
-  we have had safety issues with errant bricks on our sidewalks. . .

THANKS FOR MAKING WATERSIDE A GREAT NEIGHBORHOOD!!



MORE REMINDERS:

- ✓ Please return your garbage bins to your garages after pick-up – do not leave in the common area
- ✓ Please don't put your garbage in someone else's garbage bin
- ✓ Mark your garbage bin with your house number
- ✓ Make sure it is placed 3 feet away on either side from other bins so the truck can pick it up easily with its mechanical arm
- ✓ Visit www.curbit.cityofboise.org for detailed information about garbage pick-up and the new orange-bag recycling program

OTHER REMINDERS:

- ✓ Please remember to close and lock garage doors and garage man doors



- ✓ Please keep dogs on leashes and pick up waste when on paths and greenbelt
- ✓ Please use swim diapers in the pool

