

Waterside



Ways

  Winter 2018

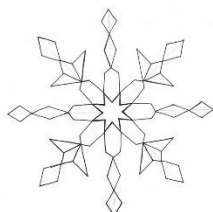
Welcome to the second edition of **Waterside Ways**, a quarterly newsletter for our neighborhood community, Waterside.

Building Good Communication

Check out www.riverrunidaho.com Just launched !! All phases of River Run have a page that connects to By-laws, Rules and Regulations and CC&Rs. Waterside is 2A and 2B. We will work with Danielle to add/edit/update information as appropriate. It's a GREAT start !



Your 2017 HOA BOARD
Julie Smith : President - Teal
Marianne Blansett - Teal
Cynthia Brownsmith - Wood Duck



Committee Updates

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 (A.R.M.) 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

AD HOC COMMITTEES:

Along with board members:

FEMA flood insurance: Diane Barker and Larry Chase

Budget Development: Teresa Sabala

Contact Updates: Mary Sue Davis, Barb Austin, Cathy Downs, Diane Barker

Minutes: Barb Austin

Dates of interest

1/13/18 **A.R.M.** Creative Session
10-12 @ Clubhouse

Social Committee
10-12 @ Barbs

Landscape Committee
Creative Session
1-3 @ Clubhouse

~~1/16/18 **HOA Board Meeting**
5-6:30 @ Clubhouse
(cancelled)~~

1/21/18 **Waterside Potluck & White Elephant party**
4-6 @ Clubhouse

2/6/18 **WS ANNUAL Meeting**
5-6:30 @ Clubhouse
-reports from committee Chairs
-updates FEMA insurance
-review 2017 financials
-review 2018 budget
-elect 2018 board for a 1-year term



If you would like to attend any upcoming meetings or creative sessions with the Board or Committees, please notify in advance by emailing Julie at inumberessmith@gmail.com or call at 208.869.8170



THANKS AND CONGRATULATIONS!

Forming these committees over the past year is a huge accomplishment. To have members become active and invested in solving issues and planning for the future is a dramatic shift. The change to this engaged group of neighbors is remarkable. We have accomplished changing the process and putting new process in place. This most fundamental alteration will allow us to move forward together.

The Board's intention is to continue to encourage as much community involvement as possible. We would like tap into any talents, interests and areas of expertise that make up this great neighborhood known as Waterside. If you are interested in joining in, please contact Julie or one of the committee Chairs.



REMINDER:

For maintenance, repair or landscaping issues:
Remember to call Danielle first at
208-426-8676

She will notify the appropriate staff, committee and board members.



FEMA changes/flood Insurance:

You may recall this year's discussion since the April 2017 Waterside Annual meeting regarding the change in flood plain designations. You have received a notification that we will doing a separate assessment once a year to purchase flood insurance for all 15 buildings. We will establish a separate account and keep the flood insurance separate from the monthly dues.

As you know, this is an extremely complicated issue, but as of today, we have not received official notification from FEMA that the new map is, indeed, the final determination of flood plain changes.

The board has determined to move forward with the special assessment as planned and purchase flood coverage for the 9 buildings not currently covered (6 of the 15 buildings in Waterside are covered and have been budgeted for since 2007).

This action will then "grandfather" in our costs at the 500-year rate and will move us into the appropriate cycle with the current process in place. While we don't have the crystal ball to predict climate change or the stability of the river and its reservoirs, this last Spring flooding gave us all a bit of a scare. Having ALL 15 buildings covered is appropriate and prudent. It is important for an HOA to have responsible coverage. Also note that Directors and Officers insurance does not cover failure to insure against ALL hazards and peril, which includes flood. As has been stated, "it is the price of living by the river."

Thanks for your patience.



Flood insurance is *different*

Please note that if you are interested in purchasing personal flood insurance for your condo, what the HOA flood insurance covers is different than say liability or hazard. Rule-of-thumb and ownership generally says that the owner owns and must cover *paint-inward* and HOA owns and covers *paint-outward*.

BUT in the case of flood insurance, all the owner needs to cover is personal effects such as furniture. FEMA flood insurance DOES cover carpeting, furnaces, hot water heaters, central air conditioners, cupboards, paneling, dry wall, electrical junction + circuit breaker boxes, wallpaper, garbage disposals, plumbing fixtures, ranges, stoves and refrigerators as well as built-in dishwashers, microwaves,



