



River Runner

The River Runner Homeowner's Association Newsletter – 2nd Quarter 2023

River Run Homeowners Association

Executive Committee:

Stan Olson, President
Tom King, Vice President
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)
Peter Muskat

5 (Pebblecreek)
Jane Lloyd

6 (Heron Cove)
Debra Hall



We are happy to announce that we have signed with Native Landscape Company as our new vendor for landscaping the common

areas in River Run HOA. They are in full swing and learning the ropes as quickly as possible. Please contact Park Pointe Management with any concerns regarding landscaping and they will bring it to the attention of Native.

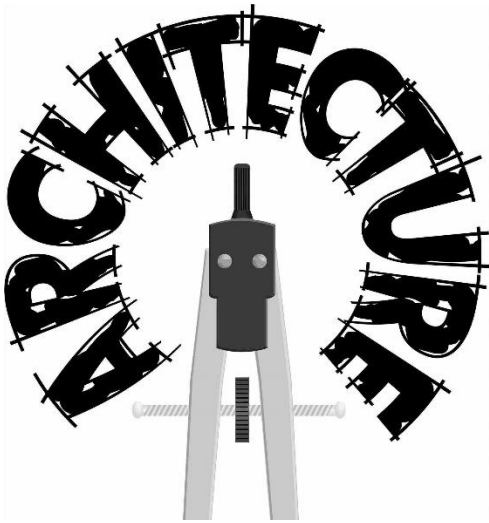
“Native Landscape Services is a full-service landscaping company offering maintenance, design, and landscape installation throughout the Treasure Valley. We install beautiful, functional landscapes, and take care of your property through all four seasons with our portfolio of comprehensive services like snow and ice removal, fertilization and lawn care, irrigation management and more.”



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 held Hybrid style.

A ZOOM option is also available. Please note that homeowners can attend the meetings. However, anyone who is requesting to speak to the Board must email in advance and ask to be put on the Agenda.

Architectural Request Update



As many of you may know, we've updated the Architectural Change request form. The new form can be filled out online. You can find it on your Homeowner Portal at portal.parkpointems.com or on riverrunidaho.com

The Architectural Committee Rules and Regulations have some provisions we'd like to ensure of which everyone is aware of. They include:

- The Committee has 20 days to review and respond to any requests, so please be sure to get your request in early
- In addition to requests that affect your home, Change Requests are required for any major landscaping changes, including those in back yards
- Several phases have their own supplemental CC&Rs that impact architectural changes. You can find copies of them on the River Run HOA website (<http://riverrunidaho.com/>) or by checking with your phase representative.
- Change Requests can be left at the Clubhouse drop box or at Park Pointe's offices on Bannock. The fastest way to get them processed, however, is by email to service@partpointe.com. Please keep in mind that Park Pointe only checks the Clubhouse Drop Box two days per week as their schedule allows.

If you have any questions about whether a Change Request is required or what needs to be included, please refer to the Rules and Regulations.

RRHOA

River Run Homeowners Association Policy on Interest Charges for Delinquent Fee Payments (Board Approval: 2/21/23)

Overview

At the February 21, 2023 RRHOA Board Meeting, a new policy and procedure was approved allowing for interest charges to be assessed on delinquent fee payments to the Association and its Phases. During a previous discussion on the matter, a question was raised regarding an interest charge for delinquent payments being allowed by the RRHOA Bylaws. The Bylaws are silent on the issue. Interest at the rate of 12% per annum is allowed to be assessed by homeowner association entities under Idaho Code Section 28-22-104.

A historical review of River Run fiscal transactions has determined that a delinquent fee interest charge will have no effect on a vast (98%+) majority of homeowners. It may, however, serve as a useful tool to impact account payments that are consistently in arrears and commercial accounts that are delinquent due to River Run.

Policy and Procedure

The RRHOA and its management services provider may assess fees to residents or service providers on delinquent payments due to the Association. An interest rate of 12% per annum (or 1% per month) as allowed under Idaho Code Section 28-22-104 will be assessed. A delinquent fee assessment action will be activated to collect payments from homeowners or service providers who are in arrears. The following procedure will be used to implement the action:

- ✓ **When payment is 30 days past due:** Late notice will be sent to owner or service provider. A 1% late fee will be assessed to owner or service provider account.
- ✓ **When payment is 60 days past due:** Final Late Notice will be sent to owner or service provider with additional 1% late fee assessed. A warning of lien and collection process will be issued to the delinquent homeowner or entity.
- ✓ **When payment is 90 days past due:** Homeowner property is liened and a \$75.00 lien fee is assessed to owner account. (A certified letter will be sent to owner with copy of recorded lien.)
- ✓ **When a delinquent outstanding balance is over \$300.00:** a collection warning letter will be sent giving the homeowner or service provider 30 days to contact the RRHOA management services agent to make payment arrangements or pay the stipulated amount. Should no payment be made, the delinquent account will be turned over to a selected agency for a collection process.
- ✓ **If the collection warning letter goes unanswered and the account not brought current:** the collection process will be turned over to a selected agency. All ensuing legal costs will be the responsibility of the delinquent homeowner or service provider and will be added to delinquent fees owed to the Association.

*The above 12% per annum late fee shall also apply to the other accounts receivable to RRHOA and its phases.

The Curry Q&A: An Article worth repeating.

First published in 1st qtr Newsletter 2022

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.

Riparian Area A stream's natural zone



Streams Need Their Riparian Areas!

maintain a buffer zone between the stream and development or agriculture

Community Update

REMINDER: River Run HOA Rental Guidelines: River Run Guidelines do not allow for short term rentals. Rentals are allowed with a minimal 4 month lease.

REMINDER: River Run Common area foliage, shrubs, trees, etc. May not be removed, replaced or planted without Landscape Committee review and approval. Unauthorized work on common areas may be charged to the responsible homeowners. Please direct any questions to your Phase Representatives.

Reminder: Park Pointe Management Services can be reached after hours for *EMERGENCIES ONLY* at 208-323-4022. Press 0 for the emergency voicemail line and someone will address the emergency as soon as possible. If it's not an emergency, you may leave a message as usual and we will return your phone call within 24 to 48 hours during the next business days.



Nana's Island Updates/beautification process is now in full swing! To the left you will see the table that is in disrepair, and showing much needed TLC. Peter O'Neil's three children are headlining this project as a memorial for Mr. O'Neil and will be installing a plaque in his honor. Feel free to take a walk and see what is being done!

The path behind Lake Heron Homes has also been Recently refinished.



FRIENDLY REMINDER:

There is no fishing allowed in the waterways in River Run. Please make sure your friends and family are using to the River to fish. Our waterways are protected habitats.





10 Home Tips for Spring Cleaning Outside Your Home

Spring cleaning is nearly here, so it's time to plan. De-cluttering can make every job you have for the rest of the year easier, but it doesn't just count for inside your home. You can de-clutter the outside of your home, too. Everything from cleaning out your gutters to power washing your home and deck to cleaning out the grit and debris is on the table. Many of these actions will help extend the life of your home and make it look more beautiful:

1. **Gutters are a priority.**

Gutters are often clogged from fall into winter. Fallen leaves, broken branches, and a variety of other debris will find its way into your gutters. As water soaks into this debris and backs up any melting snow or rain, they can cause leaks. These leaks may appear on the top floor or attic and may travel through the walls to other areas of the home – often the basement.

Backed up gutters are one of the most overlooked causes of water damage that makes its way into the home. Make sure you get them cleaned before the spring rains come.

2. **Let the light in.**

Windows will be a mess after winter. They'll be specked with mud, dirt, and watermarks from drifting snow. A quick cleaning of the exterior will help clear the view, making the indoors a bit brighter without a lot of extra work.

If you haven't cleaned the inside all winter, give them a quick spritz and wipe down with a glass cleaning product. This will get the dust off. That lets the light in and helps you breathe better.

3. Prepare your deck for spring.

All decking materials can harbor moisture that enables mold and mildew to grow. Moisture retained from winter melt and spring rains can give way to growth when the summer heat kicks in. This moisture is usually absorbed by debris that's been pressed into the deck. Wood, stone, and even composite have tons of small imperfections. It's part of what gives them their natural charm.

Tiny bits of leaves, other organic debris, and dirt and grit will get stuck in these nooks and crannies. This debris will absorb moisture, allowing unwashed decks to get a good head start on mold growth.

This can be avoided with a thorough clean. Don't worry, it's less painful than it sounds. Most decks are well set up for power washing. It depends on the material and how it's finished, but this can be one of the most thorough, deep cleans your deck can have. It's one of the best steps to take in preventing mold and mildew come summer.

4. Power wash your garage floor...

Speaking of power washing, vehicles track in an incredible amount of dirt, salt, and debris from the winter. This will be collected on your garage floor. When you power wash the floor, you may be amazed at the difference it makes. It may even change color once the grime is thoroughly washed off!

5. ...and the driveway and walk.

While you're at it, you may wish to have the whole driveway and front walk power washed. It's quick and removes a lot of the grime that gets stuck in tires and to the underside of your vehicle.

For the walk, it'll look much nicer and give your property a brighter appearance. It's especially nice for pets to be able to walk on a nice clean surface – plus they'll track less dirt into your home!

6. Have a plan for your lawn and garden.

You can get a jump on having a beautiful lawn and healthy garden by having a plan. Know when you'll be fertilizing or which patches gave you trouble last year. Know what you want to plant and when. Just marking down a few actions on your calendar for the spring can make a big difference. It will also save you the rush of only remembering on the day-of and rushing out to a packed garden store.

7. Get weeding!

It's everyone's least favorite activity, but what if you could cut down on weeding? You can, and that's by getting your weeding done early. If you pull every weed the moment it rears its head, you'll cut down on the spread of weeds later in the summer. If you can get neighbors to do this, too, or lend them a hand, you can help cut down on all your weeds when summer rolls around! A little bit of weeding now saves you from a lot of weeding later.

8. How's your home's exterior?

Winter is the roughest time of year for your home. Dirt seeps everywhere with the meltwater and gets ground into the exterior as it freezes and thaws over and over again. Harsh winds slam bits of debris against your home and leave it clung there.

Power washing your home can very quickly clean off the winter dirt and grime. By getting rid of this grime, it can help preserve your paint job. Re-painting or re-siding your home can be expensive, so elongating the life of your paint or siding can be a great way to save while keeping your home beautiful. Consult a professional – there may be certain types of siding or paint quality, that isn't right for pressure washing. Where it is appropriate, it can make your home bright as new!

9. Clean out the shed.

If you have a shed or outdoor storage space, clean it out before the rain and heat come. You can eliminate a lot of the risk for pest infestation and mold and mildew growth by de-cluttering it and sweeping out the mess before it gets wet and humid.

10. Prepare for the year.

One great thing about spring cleaning is that it helps eliminate work that would only pile up and be harder to do later in the year. If you need to re-stain your deck, get it done early. It will help your deck withstand spring rains, and it'll mean you're doing the work when it's comfortable and not in the blazing sun and hammering heat.

Power washing your home gets that winter grit out early. If it's left stuck in there, it can grow mold and mildew in the heat. The best tip you can have is that whatever you want to get done, start it as early as you can. A home's health is just like yours: a little bit of prevention will help you avoid bigger problems down the road.

Avoid Future Late Fees: Set up Auto Pay on the Portal!

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.

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