



River Runner

Executive Committee:

Stan Olson, President
Corry Cook, Vice President
Dennis Cain, Treasurer
Jan Stephens, Secretary
Kit Furey, Past President

Phase Representatives:

1A (Creskide/Tallwood)
Jonathan Oppenheimer

1B (Lake Heron)
Martin Hurbi

2 (White Pine)
Carl Pennington

2AB (Waterside)
Brenda Breidinger

3A (Springbrook)
Joan Scofield

3B (Springbrook TH)
Jeanne Wilson

3C (Springbrook)
Marcus Miller

4 (The Island)
Peter Muskat

5 (Pebblecreek)
Rick Stewart

6 (Heron Cove)
Debra Hall

UPDATES AND REMINDERS;

- The new AC Rules and Regulations are posted on the website (riverrunidaho.com) and in the Park Pointe portal for you to review
- Nobody is taking the place of JC at the pool. Please follow the rules for safety and community harmony. If you did not receive a copy of the pool rules, they can be found on the portal.

- Those of you who still need a key fob, contact Misty at Park Pointe by email at misty@parkpointe.com or by phone 208-323-4071, or stop by their office at 1500 W Bannock St. downtown Boise.
- The Clubhouse is being rekeyed so that your old keys will no longer work to get you in the building or pool area. They will only work for the restrooms.
- Please keep your dogs on a leash while out walking.

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 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.

Landscape Progress

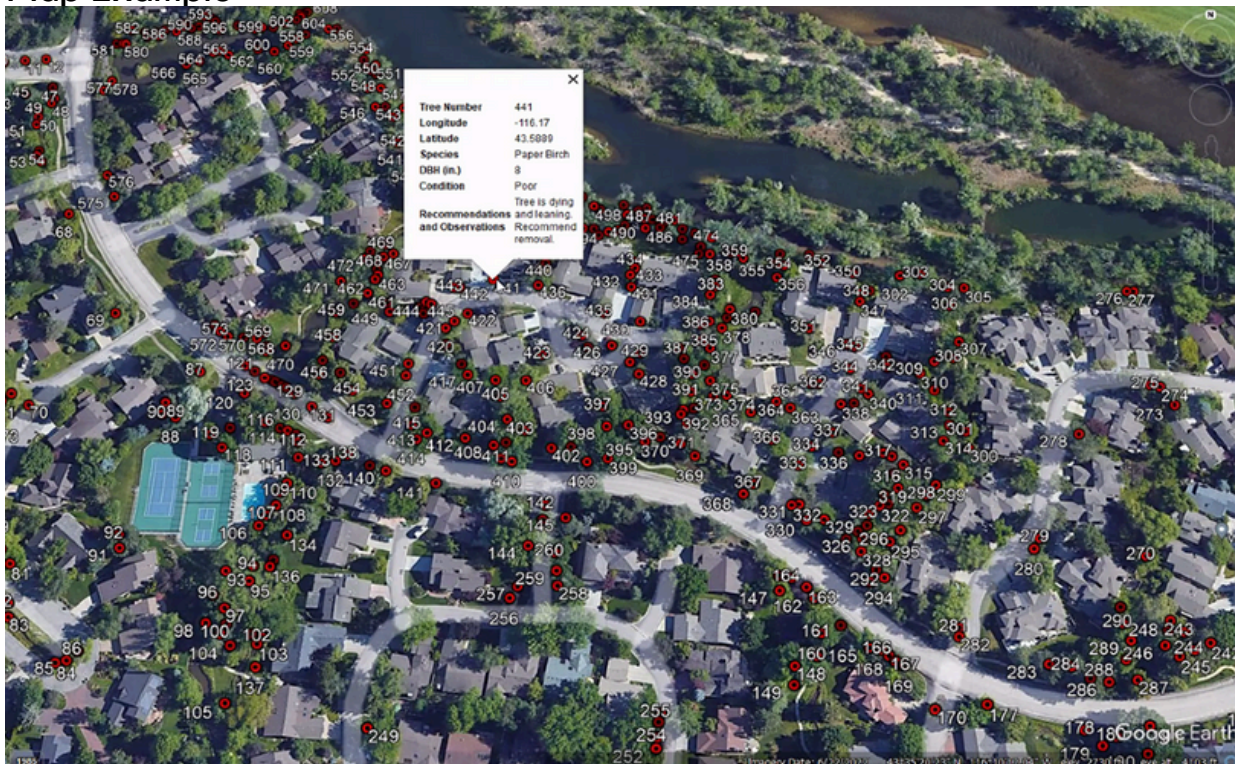
We Heard You!

When phases were asked to identify concerns and priorities, every phase's list included the need to address landscaping issues. The following includes just a few examples of progress to date and the people routinely behind the progress.

Arborist Study and Tree Work

Mitch Ruscin with North Fork Tree Service conducted an arborist study of River Run's common area trees, the first since 2007. The purpose of the study was to determine a realistic budget for tree care. The completed study included a Google Earth map with 635 trees identified. A screen shot of a section of the map is shown below. Each red dot, when clicked on, reveals the tree's approximate location, species, condition (good, fair, poor), and recommended actions. Because initiating the recommended actions in one budget year was considered cost-prohibitive (approximately \$295,000), the Landscape Committee triaged the list to prioritize attention to trees in the poorest condition.

Google Map Example



Priority 1 trees were either dead, dying, diseased, or represented a hazard to people or property. A previous year's weather event resulted in a cost of \$17,000 to clear fallen trees and tree debris leaving little in the budget for trimming and thinning. As evidence that proactive measures matter, the thinning, crown reduction, or removal of trees might explain why River Run avoided weather-related damage this year when trees in other areas of Boise were significantly impacted.

What about tree replacement? At the present time, funding remains focused on tree health issues (poor or fair) and hazards.

Johnny, Master of Many Trades

Monday through Friday (and often on weekends) you might see Johnny Ostberg in your phase or along one of the streams performing tasks that range from masonry and carpentry work to clearing streams of debris, lawns of fallen branches, replacing outdoor lights, snow removal, or coordinating of the maintenance activities with other contractors. If it's Friday, you'll find him in his characteristic every-day-of-the-week smile wearing one of his Aloha Friday shirts.



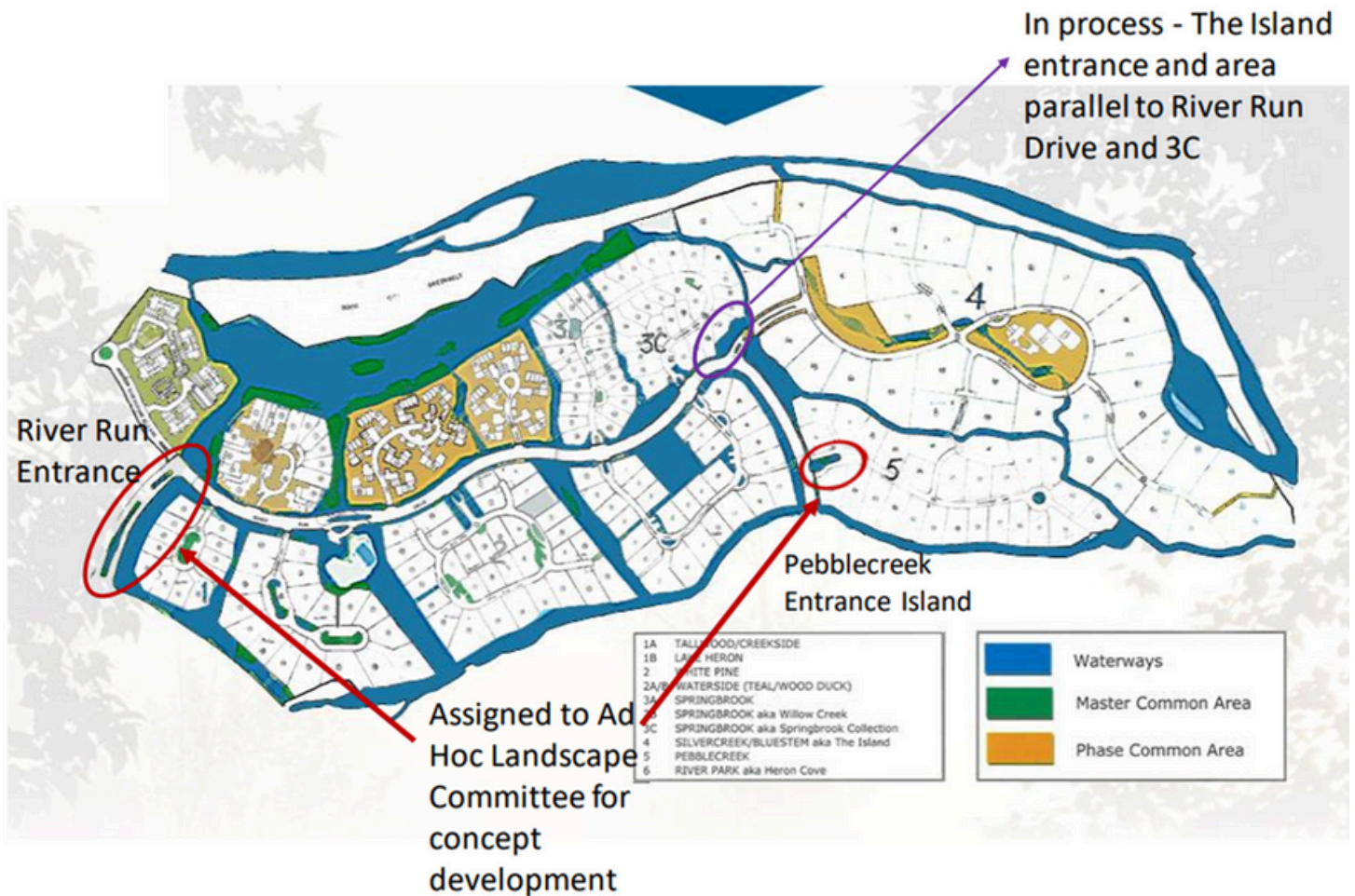
Native Lawn Care & Irrigation System Rescue

River Run Drive is owned by the City of Boise. Utility work initiated by the City resulted in numerous breaks to River Run's irrigation lines. As a result, one area flooded while another received no water. The Native staff knows the general run of irrigation lines; however, pinpointing the exact location of a break, much less the 23 not discovered until after the irrigation system started, took time and patience to mitigate.

The blooming rhododendrons and lush lawns currently throughout River Run might cause residents to think they live in the Pacific Northwest. Boise lies on the upper edge of the largest desert in North America, the Great Basin Desert. Typical of high desert terrains, temperatures can vary greatly. If you live in Boise long enough, expect four weather seasons in one day. As spring gives way to summer's higher temperatures, Kirk Hanson, owner of Native Lawn Care, has helped in the conservation of irrigation water by having the Native staff replace older sprinkler heads with water miser heads designed to reduce the loss of irrigation water through evaporation. Mowers set to cut the grass at a higher level also conserves water and contributes to healthier lawns. You can help as well. Talk with your phase rep to learn more about flagging sprinkler heads in need of Native's attention.

Ad Hoc Landscape Committee Members Recruited

In March, eight residents from various phases were recruited to join an Ad Hoc Landscape Committee tasked with collaboratively developing concepts to refurbish two common areas designated for this season's budget: 1) the entrance of Pebble Creek and 2) the main entrance at Park Center and River Run Drive.



Members include the following River Run residents and your neighbors:

Jane Lloyd
Dean Kaumans
Cindy King
Jan Mills
Debbie Muskat
Darlene Phillips
Rich Wetzel

1. Use the current irrigation system given future plans for system replacement
2. Identify low maintenance, drought-resistant plants with four-season visual appeal
3. Repeat elements across the 10 phases for visual continuity
4. Plan for the installation to be completed by a contractor

River Run Drive and The Island Entrance

A plan proposed two years ago for refurbishing an area at The Island entrance finally came to life. Alvino was asked to expand on the original plan along River Run Drive to address shrub and tree die-off along River Run Drive adjacent to Phase 3C. Planted by Alvino when the development began, the Mugo pine many of us have walked beneath at the corner of Silvercreek and River Run Drive has been trimmed back and several small trees and additional low-maintenance shrubs planted to replace others no longer able to flourish.



As a side note, Alvino, owner of Easy Landscaping and his crew removed 47 trailer loads of silt and cleared plant debris from River Run streams late last fall. While River Run residents may have chosen the area for its naturalistic, park-like setting, Mother Nature occasionally needs human intervention to ensure the riparian areas continue to serve as viable wildlife habitat.



In addition, the freshwater mussels (*Anadonta Californiensis*) found in Lake Heron indicate a quality water system that also contributes to trout spawning areas acknowledged as one of the most productive in Idaho.

Pebblecreek Entrance

Years ago, Pebblecreek residents personally funded the installation of the ten trees in the Pebblecreek common area entrance. Over time, the depleted, compacted soil resulted in drainage issues and affected the health of trees and shrubs in the area. The always gracious Jane Lloyd said, “The area could use some pizzazz.” Albino’s interpretation of a concept rendering will begin early stages of “pizzazz” in June. Watch for a greater visual appeal soon and the opportunity for a respite under Pebblecreek’s canopy of common area trees.

River Run Drive Entrance

Barrie O’Neill provided the following historical perspective of the entrance as it appeared sometime around 1985.



Today’s entrance has changed significantly.



Whether you prefer the initial version or the last update, the entrance of any development reflects residents' values and resource stewardship. The Ad Hoc Committee immediately set about checking plant and soil conditions, measuring, and completing cleanup and minor pruning. Not only was there a notable difference after their efforts, but the committee members also discovered nine nonfunctioning sprinkler heads. They invested numerous hours researching potential plants that met the required criteria of low-maintenance, drought-resistant, and four-season appeal. Albino expects to install the Committee's plan late summer or early fall when temperatures are more conducive to plants thriving.

The Divine Ms. M. Ties Issues Together

If you dropped by the River Run Clubhouse recently to pick up your key fob, you met Park Pointe Property Manager, Misty McMillan. The most frequent complaint Misty received after the decision not to replace the pool attendant, J.C. Merlini, when he retired, was the perceived increase in nonresident pool use. To address this issue, Misty researched and recommended a system to the River Run Master Board to enable better security of the pool and clubhouse amenities.

A multi-tasker by necessity, Misty responds to numerous River Run requests each day, researches the archives created by past property managers, coordinates contractor efforts, provides the manager's report at Master and several phase meetings, and much more. She helps makes the volunteer board and committee members' work more productive despite the similarity with herding cats.

