



# River Runner

2024 3rd Quarter

### Executive Committee:

Stan Olson, President  
Corry Cook, 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)  
Carl Pennington

2 (White Pine)  
Carl Pennington  
A (Springbrook)  
Joan Scofield

3B (Springbrook TH)  
Jeanne Wilson

3C (Springbrook)  
Marcus Miller

34 (The Island)  
Peter Muskat

5 (Pebblecreek)  
Rick Stewart

6 (Heron Cove)  
Debra Hall

## MAIN WATER SHUT OFF

*Do you know where your main line shutoff valve is located?*

In case of a leak, it's important to know where your main shutoff valve is located. Otherwise, you may not have a way to control a leak while waiting for a plumber to arrive.

If the valve is located in a hard to reach place, you can have it relocated to a more convenient location for minimal cost.

Your personal water lines can also be insured for a small fee. This can be important as your home ages. This year alone, there have been approximately six homes with main water line breaks!

*The River Run Master Pool will be closing on September 29th!*

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.

**We have heard your concerns and are taking measures to enhance security by increasing the number of cameras at the clubhouse. We would like to remind all residents that the amenities are intended for the enjoyment of River Run owners and their guests. We kindly ask that you remain courteous to others while using the pool and be considerate regarding the size and number of flotation devices. Thank you for your cooperation.**



**REMINDER:**

*Do not feed or poison the wildlife!*



Tree squirrels are highly valued for their aesthetic appeal and are strongly appreciated by the public. Therefore, any removal methods must be humane, unobtrusive, and as efficient as possible. If you believe squirrels are causing damage to your property, Idaho Fish and Game can provide information on live trapping or humane removal.

For the removal of other animals, please contact a humane trapper.



**Phase Representative:**

Each phase in River Run has a phase representative that is on the Board of Directors for the HOA. Those phase representatives go the monthly meetings to discuss business of the HOA, and get updated on any outstanding business.

Any owner who has questions or concerns that may be being discussed can ask their representative directly first. Your representative holds the voting powers for the phase they represent; therefore it is important for you to share your thoughts and opinions regarding HOA business matters.

If you do not know who your phase representative is, please refer to page one of this newsletter.





**What is the Architectural Committee, How Does it Play a Role to Protect Your Property Values, and How do You go About Getting a Project Approved?** by Kit Furey, Interim Chair, River Run Architectural Committee

## **The Big Picture**

Living in River Run, I bet we agree we experience something special, beautiful, a quality of life we want and expect to be enduring...Yes?

How did our community “ambience” come about and how do we ensure this remarkable experience is ongoing? Our developer, Peter O’Neill, had a stellar vision when he platted and developed River Run. And from the outset a structure for ongoing community governance was established in our ***River Run Covenants, Conditions and Restrictions*** (always available for your reading pleasure with the click of a link at [www.RiverRunIdaho.com](http://www.RiverRunIdaho.com).)

The River Run HOA Board oversees all the facets of our community management and the Board delegates some of its functional details to the Architectural Committee, the Landscape Committee, and to the Riparian Chair and Watermaster. These groups report to the Board and implement policies developed by the Board.

## **What does the Architectural Committee do for you, a River Run homeowner?**

Now let’s zero in on the role and responsibilities of the Architectural Committee: The Chair of the Architectural Committee is appointed by the Board President and elected by the Board. The AC is comprised of a representative for each Phase in River Run, recommended for appointment to the Architectural Committee Chair by the Phase Representative.

I’ll bet there’s been an occasion when each River Run homeowner has driven through some area of Boise or Garden City and noticed a ghastly hodge-podge of mis-matched architectural features, properties in various states of repair and disrepair, colors that clash, building materials of varying qualities, unkempt yards with weeds, trees in need of trimming. Piles of debris.

And then you drove back to your lovely home in River Run and you noticed that there’s a general harmony to the aesthetics in our community. Uniqueness, yet harmonious. Our homes are in good states of repair and our yards are well-maintained throughout our community. You see doors and house trims of different colors yet they are earth tones that somehow “blend.” Nowhere do you see roofs patched with tarpaper. Rather, you might notice that the roofing materials throughout River Run are of a similar high quality. Our landscaping and trees look “natural and park-like.” Except for 3 days before and after elections you don’t see yard signs or clutter in yards.

The bottom line effect of this unique but harmonious community aesthetic, or “natural park-like setting,” is that our property values are protected.

Not a one of us is at risk of being next door to a “clunker car” stored for an eternity on a neighbor’s front lawn. We aren’t staring at garbage cans day in and day out. Homeowners don’t have glaring lights shining in through windows from adjacent property.

We live in a densely populated community and yet we are paying attention to the ongoing aesthetics that drew us to River Run initially. That happens moment to moment through our management company and the homeowner volunteers who serve on the Architectural Committee.

Specifically, the ongoing aesthetics we all enjoy in our community are watched over by the Architectural Committee (as delegated by the Board,) project by project. That’s why before you do any updates or make any changes to your homes or yards, you agreed when you purchased your property to get approval from the Architectural Committee for your proposed plan.

By the way, that prior-approval includes getting Architectural Committee approval even when what you’re doing is “the same,” for example a repaint, a re-roof, a tree removal and perhaps a replant of shrubbery, or changing the deck material on a patio.

Rarely is a proposed AC Application not approved, yet I can think of instances where homeowners made tweaks to their proposed plans based on AC input: a color of paint for a front door was softened because in natural light the color was neon-like; an edge in a front yard landscape plan was turned into a gentle curve; drainage problems were caught at the design stage rather than after an adjacent neighbor was flooded; a “desert-like” landscape plan that would have stuck out like a sore thumb in the community was revamped before homeowner money was spent.

And the end result of our natural park-like community aesthetics helps preserve property values for each of us

### **If you have a project in mind, how do you go about submitting an Application to the Architectural Committee?**

The AC Application, 2 Neighbor Notification forms and the most current AC Rules and Regulations are available at [www.RiverRunIdaho.com](http://www.RiverRunIdaho.com) and your application can be submitted online to our management company or they can be completed in hard copy and mailed to Park Pointe or dropped off in the clubhouse mail drop. Caveat, though: mail is picked up on Tuesdays and Fridays, so if timing is important an online application is your best bet.

Neighbors don’t have a vote, but neighbors do get the courtesy of knowing a project is being envisioned and neighbors are given the opportunity to provide feedback to the Architectural Committee in the event there are differences of opinion about what’s beautiful. It’s how we live together and find win/win solutions to differences in opinions.

The required forms are also available on the Park Pointe portal.

**Please remember you agreed to adhere to our CC&R's as a condition of being a River Run homeowner. Part and parcel of your agreement is your agreement to submit an AC Application for projects you envision BEFORE you launch your project.**

By submitting an Application for approval, you participate in a process that affords you the benefit of knowing you'll continue to enjoy our community aesthetics and it's also a way you can do your part to contribute to our overall community well-being. It takes a village, after all...

Plus, if a project result were to run afoul of the standards outlined in our Architectural Rules adopted by the Board, the Board has the authority to have something "undone" (i.e. removed,) at homeowner expense. Nobody wants that, and something unfortunate like that is easily avoided by simply completing the paperwork before you want to launch your project. Win and win, yes?

### **After the Architectural Committee receives an Application, then what happens?**

Each member of the AC reads the relevant Architectural Committee rules (there aren't all that many AC Rules, yet each one is important,) to assure that the proposed project complies with what the River Run Board has adopted as our community standards in the AC Rules. When the AC member has analyzed whether the standard of the Rules is met by what's proposed in the Application, and then each AC member votes to approve or not approve the Application.

The Architectural Committee has 20 days within which to review an Application and communicate its decision to the homeowner. As a practical matter, it rarely takes the full 20 days, yet for planning purposes, it's important that homeowners complete their AC Application 20 or more days before they have contractors scheduled to begin work.

The Architectural Committee review process is straight-forward and very important for all of us. If you have questions about next steps for your envisioned project, Misty at Park Pointe (208-323-4022) has answers for you.

#### **REMINDER:**

**With the upcoming election season, the HOA Board would like to remind everyone that Political signs are limited per the rules and regulations. (3.26)**

**"Homeowners or residents may display up to a total of 3 signs on private property, beginning 1 month prior to election date..... and removed within 2 days following"**

**"Size shall be no larger than 3'x3' and the top of any sign shall rise no more than 4 feet above the ground..."**

# EMERGENCY CONTACTS

## DIAL 911 FOR EXTREME EMERGENCIES OR FIRE DANGER

**PLEASE DO NOT** contract with a provider for issues outside of your property lines until Park Pointe Management Services or members of the River Run Board have been consulted, and approval has been given.

### BOISE POLICE DEPARTMENT

Call 208-377-6790 for any police/non-emergency issues you may have.

### PARK POINTE MANAGEMENT

#### Telephone:

Manager direct; 208-323-4071

General questions or after hours emergencies; 208-323-4022

*After hour emergency, press '0' and **leave a message**.* Your call will be addressed to the best of our ability.

#### Email:

service@parkpointe.com

misty@parkpointe.com

### INTERMOUNTAIN GAS COMPANY

**Emergency:** 1-800-548-3679

**Telephone:** 208-377-6840

### ELECTRICAL

#### Idaho Power:

Report an outage:  
208-388-2323

### VEOLIA WATER

#### After hour emergencies:

1-877-426-8969

#### Regular business hours:

208-362-7304