

BRISTOL HEIGHTS Neighborhood Association

Fall 2022 Newsletter



Annual Meeting - 2022

SAVE THE DATE:
Monday, November 14th
6:00 p.m.
Tree City Church on Eagle Rd.

The Bristol Heights Neighborhood Association (BHNA) Annual Meeting will be held on **Monday, November 14, 2022 at 6:00 PM at Tree City Church on Eagle Road**. Official Notice has been sent to all BHNA Members via regular mail. As in the past, we urge you to submit your proxy in the enclosed self-addressed stamped envelope to ensure that we have adequate representation in person and proxy to convene the meeting.

There will be limited discussion opportunity at the meeting. We are providing this report on many items of mutual interest so you are informed prior to the meeting. We'll endeavor to focus discussion to elaborate on the contents of this news update, not rehash it. Thank you for taking the time to read this update.

Your current Volunteer Board of Directors has been developing its staffing and mentoring over the last couple of years. Per the current bylaws, each year we elect a three-member board, two of whom are to be continuing incumbents. What we have found is by

appointing additional members to serve as advisory board members we can leverage the skillsets, distribute the workload, and better manage the community. As we recruit new individuals in that capacity, we mentor them into the official roles of our three elected directors. Accordingly, we are hoping to staff the board with three elected and up to four appointed advisory members following this annual meeting. Although each owner-member of BHNA is eligible to serve on the board, it is understood that not everyone can allocate the time, interest, will, or capacity for the position. But the show must go on.

How a Community of 544 Properties in Bristol Heights Makes Decisions

It is helpful to recognize that as individual members we each play an important role in serving the best interests of the community. We elect representatives to serve on our volunteer board of directors who can enlist and oversee the participation of more volunteer members. There are other specific instances – such as the sale of HOA common area real property, amending the governing documents or invoking a special assessment – in which a majority vote of all members is required. Otherwise, the members of the board are entrusted and charged with a broad scope of responsibility and a wide latitude of decision-making authority.

A mention of our **Management Team, Sentry Community Management** is timely in this report. As

most of you know from previous communications, Chuck Degenhardt, after nearly three years managing Bristol Heights, left Sentry Management in June in pursuit of other professional opportunities. Pat Liddell remains at the helm of the local Boise office of Sentry and Doug Wirebaugh has recently joined the Sentry team and is assigned to our account. For Sentry, as with most service-oriented firms, personnel staffing has been enormously challenging. And in fairness, although the board understands, staffing challenges have impacted our overall management effectiveness and the HOA's ability to achieve all its goals. Fortunately, we have been able to retain the talent of key volunteer leaders in our community. Their sacrifice and commitment is unwavering despite extraordinary outside challenges. There is no desire to elaborate beyond this than merely to ask: Please recognize and show your appreciation for those that are actively engaged, paid or volunteer, in making this all work for your benefit and behalf. Please remember Sentry is our primary contact for HOA matters: Doug Wirebaugh - DWirebaugh@sentrymgt.com - 208.323.1080

The Centennial Neighborhood Association (CNA)

CNA comprises a population of over 12,000 citizens within our western edge of Boise and, among several subdivisions, contains the Bristol Heights neighborhood. As one of the youngest Boise City neighborhood associations, CNA has been developing over the last few years and will hold soon hold its next Annual Meeting:

**OCTOBER 20, 2022 6:30 PM at
CENTENNIAL HIGH SCHOOL, SOCIAL CENTER**

Sign In and "Door Prize" Registration Starts at 6:30 PM. The meeting begins at 7:00 PM. Come early, meet your neighbors, and grab some complimentary snacks and beverages, courtesy of Albertsons and other fine Centennial neighborhood businesses. Door Prizes complements of GV Images, Crafts and Photography, Mojo's Doughnuts and Ice Cream, Koco Bell – Korean Street Food and More! As a resident within the CNA, you have a voice, you are welcome to attend, engage in the discussion, and even vote on the election and other matters. Geographic Representation is the theme

for the upcoming CNA meeting. Noteworthy in recent discussion has been Eagle Road, Boise City redistricting and even McDevitt Park's unimproved northeast corner. Learn more at CentennialNA.org

On Facebook, Nextdoor, and Social Media Generally

Hopefully the meeting will give us a brief opportunity to discuss the Bristol Heights social media presence and member use – notably Facebook. Is it serving us well as a community?

Our BHNA Finances, Operating and Reserve Funds

Finances remain a top shelf responsibility – as always. At the annual meeting we will review our financial condition and status. We typically do not report financial matters via our public website. The board is currently working on our FY-2023 budget and should have it finalized before the annual meeting. We do anticipate an assessment increase.

Karnes Lateral Network

The Karnes Lateral Network introduced itself in mid-2021 as another problem-prone irrigation pipeline system running through our community. It transects Bristol Heights and lies below individual private properties, common area, and ACHD public streets transporting canal water downstream. We hope to be performing follow-up inspections in October and November. Of course, it presents financial considerations and, accordingly, is a priority matter for the HOA and the board.



Monuments

The Eagle Monuments renovation is well underway and progressing well. As was discussed in previous updates, it is a significant project in scale and, arguably, long overdue. The board is responsible to oversee the upkeep of the community's physical assets in the common areas and is, by design, the decision-making body on the details of such projects. Prior to the property sale settlement with ITD, funds were not allocated to tackle the full scope of the project. As for timeline on completion, we expect to provide an update at the meeting. But in any event, portions of the monument renovation will likely not be completed until Spring of 2023. As for the construction of new monuments for our northern entrances off Chinden, design work will continue into the new calendar year and we expect to build and complete the project next year. Although smaller and singular, the Chinden entry monument will share a common design theme to complement the Eagle entry.



Lamp Posts

The seven lamp posts at our entrances are getting a facelift and a conversion to state-of-the-art LED lighting with new globes. This is another exciting project that will add to the appearance of the community's entrances. Two lamp posts have been replaced already at the Eagle entrance. The rest on Bennington Way are expected to be completed in early 2023.

Holiday Lighting

Holiday lighting will go up again this year. We purchased a new set of commercial-grade LED light strings last year and will be paying mostly for labor only into the foreseeable future. Nevertheless, the expense of holiday lighting is considerable and we certainly hope the look is welcoming and appreciated over the holiday season.

Chinden Sound Wall

The new sound wall on Chinden has been standing tall for a couple of years now. Although we are likely close, the HOA's board has not yet signed off on the wall with ITD. We ask those owners whose properties are bordered by the wall to report any conditions of the wall, on the south side, that appear a concern. The HOA will own the long-term maintenance responsibility of the wall and we need to collectively look after its condition and care.

Trees

Our urban forest and abundance of trees in the common area goes into a third season of continuing care. As can be seen, particularly as the fall color show comes to life, they are generally responding well to prior pruning. There will be additional trees removed over time, and some will be replaced. Sadly, the six large maples standing as sentinels at the north and south sides of the Eagle entrance may soon leave us due to poor health. Enjoy their color show this season.

The Irrigation System

Our irrigation system's future could see a progression and a technology leap. There are many challenges facing us with the aging irrigation network. While we have handled many issues related to our pump station, within the common areas are miles of plumbing, dozens of controllers, hundreds of valves and over a thousand sprinkler heads. All offer opportunity for improvement. The network effectively distributes pressurized water to all 544 private lots and common areas. It is important that **each owner assess the condition of their isolation valve** annually. It is your responsibility as homeowners to repair or replace it, if needed, during the upcoming off-season to avoid disruption of flow to the rest of the community during the irrigation season.

Turf and Grass

It is becoming increasingly evident that maintaining acres of turf throughout our common areas is coming under increasing scrutiny. Obviously, although renewable, water is a finite and variable source of supply every year. We are well-advised to consider how we want to address turf sustainability for the long term. We will begin by eliminating some of the grass in front of the Eagle monuments soon. But this is a community matter of consideration for the common area at large, as well as for private yards. Bristol Heights offers an exceptional 'walk' experience appreciated by many. We should sustain that with smart and practical best practices.

Fences

We have dedicated a complete page on our website to [fences](#). The HOA has no direct responsibility for any fences that are part of a private residence perimeter. If you own a fence, please refer to the web page – and maintain your fence! There are far too many fences in Bristol Heights that appear neglected. If you receive a letter from management, you have waited too long.

Playgrounds

We take our playground inspections and maintenance to heart, and recently purchased swing hanger hardware to replace ALL of these on each of the swings. The new hardware will incorporate ball bearings in the hangers for added longevity and safety. If you noticed a couple of the swings have been out of service, it was for safety reasons. If you're interested, our typical playgrounds are valued at around \$80K each and they are a very well-used facilities.



Tapestry Park Improvements

A recent question on social media asked about the plans for renovating or replacing the playground at Tapestry Park. A couple of years ago there was a volunteer effort to solicit input on what broader considerations could be made for the use and facilities of our main park. This was a good idea and approach to an initiative that went dormant and no real progress is being made. The board is ensuring that the playground system there remains safe even if its appearance is noticeably aged. We'd like to see the community organize and propose viable ideas and plans for what we might incorporate in that park as we consider eventually replacing the playground. For those adamant for a pool, please consider the opportunity potential at McDevitt Park and get involved in the Centennial Neighborhood Association (see article above).

Communications, Website, Updates

Reporting and Surveys

Our extensive communication efforts are all a component of us remaining a thriving, interactive, and well-informed community. There is great opportunity for involvement in maintaining this informational heartbeat for our association. If you are adept at writing, investigative reporting, content development, and even website front-end and back-end maintenance, we urge you to offer your active involvement. A big shout out to TJ Bliss and new to this effort, Amy Daniels, for working with your HOA president to keep this effort going!

Calendar, Events, Meetings and community-interest Activities are constant. We have developed the website calendar as a ready reference to promote when various activities are on the horizon. www.BristolHeights.org should be on your frequently visited websites.

Annual Dues Billing

We are going to a 2x/year billing in 2023 – no more coupons. We recognized that many of our members simply must have forgotten to pay their mid-year (half) assessment payment, went delinquent and got dinged with the obligatory interest in August. Reminder statements have been sent at HOA expense, but we ask if you still have a balance due, please remit immediately to avoid further interest charges.

Bike Lanes

What a surprise to see bike lanes painted on Bristol Heights Drive and Bennington Way. The discussion on the Bristol Heights Neighborhood Facebook page was, well, interesting for a bit. Let the new bike lanes serve as a reminder that the posted speed limit in Bristol Heights is 20 MPH. The HOA had no direct involvement with the bike lanes. The streets are ACHD jurisdiction and responsibility, and not that of the HOA. The new bike lanes, while obviously appreciated by both cyclists and sidewalk pedestrians, are also a deliberate traffic-calming measure. They seem to be working, although ACHD's recently installed traffic count meters should provide the reality.



Closing Thoughts

There's so much more that could be said. There are many, many initiatives and neighborhood enhancing activities underway at Bristol Heights and others simply awaiting a sponsor to get traction. We could continue but let's wrap it here with some genuinely well-intended thoughts.

Bristol Heights is a relatively large, planned community development with an established homeowners association governing structure. We have complex systems, significant financial objectives, and an insatiable demand for bright minds and dedicated contributors with the tenacity to achieve deliverables. This is truly a pay-to-play opportunity. As Wes "Scoop" Nisker often said, "If you don't like the news, go out and make some of your own." If you want to see change, want to guide action in your own vision, have skills that you think you can lend for the betterment of this little village, then pay with your contribution to have a hand in generating support, building consensus, and molding the future of Bristol Heights.

On behalf of the many contributors and the selflessly dedicated and talented board of directors, thank you for your time.

Joe LaGue
President, Bristol Heights Neighborhood Association
BHNAprez@gmail.com

P.S. We truly hope you can attend the annual meeting, as a minimum contribution to our beautiful community. If you absolutely cannot attend, please be sure to send in your proxy so the association can conduct required business on your behalf. A proxy form will be mailed to your Bristol Heights property or other address on file if you are a remote owner.