

Bristol Heights HOA

Spring Newsletter

April 2015



ADVANTAGE IDAHO IS NOW SENTRY MANAGEMENT, INC. OUR NAME HAS CHANGED BUT YOU WILL BE WORKING WITH THE SAME PEOPLE AT THE SAME LOCATION!

PLEASE VISIT OUR WEBSITE AT WWW.SENTRYMGT.COM



REMINDER!

- ACC approval is required for all exterior changes to homes. These changes include, but aren't limited to, paint colors, new structures including sheds, fences, patio covers, etc.
- For questions or to get a copy of the request form, please call or email Rob with Sentry Management.

The second portion of the HOA dues are due by May 31st and should be mailed to:

**Bristol Heights c/o Advantage Idaho
PO Box 105007
Atlanta, GA. 30348-5007**

In certain cases payment plans can be set up to assist you with paying your HOA fees. If you would like to inquire further about this service, please call Sentry Management at 323-1080 or email to:

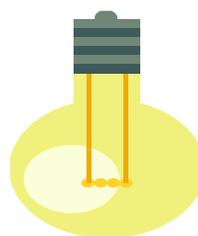
boise@sentrymgt.com

KEEP SIDEWALKS CLEAR

- **Basketball Hoops:** Please remove and properly store basketball hoops and other equipment when it is not being used.
 - Please do not park cars across sidewalks.
- Keep all trees trimmed up and shrubs trimmed off the sidewalk to allow adequate clearance for walkers.**

Front Yard Pole Lights

All homes within the Bristol Heights subdivision are required to have a functioning pole light in the front yard. Please ensure that the bulb and the photocell are both in working order to help provide lighting throughout the subdivision.



Maintenance and Upkeep of Fences

Fencing within the neighborhood can serve functional purposes for the homeowners but can also become an eyesore if not properly maintained. Almost none of the fences in the neighborhood are owned or maintained by the home owners association (HOA).

Per the CC&Rs and the official recorded plat maps, the maintenance of the fences (even the ones facing common area or major roadways) is the obligation of the homeowner on whose lot the fence exists. There are certain covenants in the CC&Rs regarding the fence materials and there is a particular color of stain that must be used on the road-facing side of the fence.

As outlined in a newsletter last year we have contracted to have all the fences that face a road or common-area inspected. If a homeowner's fence is not properly maintained they should expect to receive a letter detailing specific actions that need to be taken to restore the fencing to acceptable appearance. In many cases fence posts, rails, and slats may need to be replaced rather than just nailing them back in place and repainting. (If your fence is held up by some sort of support or is sagging in or out then you're probably already aware of this.)

The letter that arrives will provide information about needed repairs, specifics about what materials need to be used, and a date when the repairs need to be completed. It will not recommend any particular company or individuals to perform the repairs.

We appreciate everyone's efforts to keep their homes, yards, fences, and landscaping looking good as it is a great benefit to all the owners in the neighborhood.

Please remember that any visual changes to your yard must be approved by the Architectural Control Committee (ACC) before any work begins.

Homeowner Irrigation Water Scheduling

Irrigation season is just getting started and with new neighborhoods being built farther down the irrigation ditch the Zinger Lateral is requiring that we use no more water than we are entitled to and that we distribute our water usage throughout the day. Due to these constraints it is necessary that we implement a watering schedule for the subdivision. We believe we can meet the irrigation system demands with a simple schedule that allows homeowners to water daily. Please adjust your irrigation controller to water during the time allotted for your address. Adherence to the schedule should help alleviate some of the irrigation pressure issues that have been reported.

Last 2 Digits of address	Please water during these times
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00 through 26	6:00 a.m. – Noon
27 through 51	Noon – 6:00 pm
52 through 75	6:00 p.m. – Midnight
76 through 99	Midnight – 6:00 am

Spring Landscaping and Upkeep



Just a friendly reminder about landscaping and yard upkeep requirements. Please be sure to keep your yard well watered, trimmed, and in a clean and orderly condition that won't present an offensive or detracting appearance.

MANAGEMENT COMPANY : Sentry Management

Your association manager is Rob at 323-1080 or rmattison@sentrymgt.com

For questions regarding your association assessments,
call Barbara at 323-1080 or email to boise@sentrymgt.com

Bristol Heights Homeowners Association
664 S. Rivershore Lane Suite 152
Eagle, ID. 83616

IMPORTANT News for Bristol Heights Residents