

Bristol Heights Neighborhood Association
PO Box 140273
Boise, ID 83714

BRISTOL HEIGHTS

October 2012

Homeowners
Association



FALL LANDSCAPING

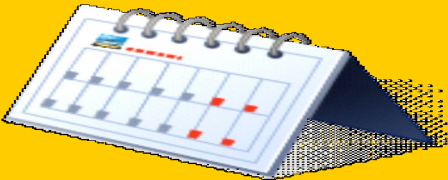
The **irrigation was shut off October 5**. It's time to **winterize your irrigation system** and home. You may want to consider protecting your expensive backflow preventer. Water trapped in small chambers makes backflow valves vulnerable. They often experience damage during the winter season, and it does not take much of a cold night to freeze and crack them. It is safest to simply remove your valve with a pipe wrench and bring it in the garage for the winter. For less than a dollar, you can by two 1 1/4 inch pipe caps and blank off the outside pipe ends after removal.

Consider closing your **foundation vents** soon to save winter heating bills. Typically, you should only leave them open if you suspect you have a lot of moisture under your crawl space to dry out.

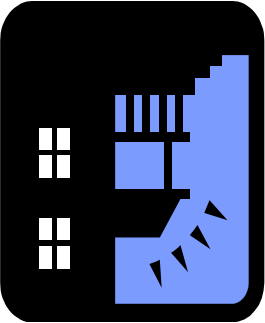
Mark your Calendar...

The Annual Meeting will be on Tuesday,
October 23, 2012 at 7:00pm

Boise First Community Center
3852 N. Eagle Rd.



*Please return your proxy form if you are not attending so the
association can conduct business.*



Please check your outdoor lights and be certain that they are working. Daylight Savings Time will not start until the first weekend of November, but we are losing light every day. Bristol Heights is a neighborhood of walkers and we need to maintain the security for them as well as others. Please show your concern and be certain your photocell light is set to come on automatically at sunset.

LIGHTS ON, PLEASE !

You should also be aware that only Bristol Heights Phases 1-4 are allowed to have rental signs. There are 21 phases in Bristol Heights, and after the first 4 phases were built the governing documents for the last 17 phases were changed so that only homes that are for sale may have signage.

Bristol Heights landlords are responsible for ensuring that their renters follow all of the covenants in the Bristol Heights governing documents and the rules published by the Board. If you are a Bristol Heights landlord, please be certain your tenants understand that there are requirements that apply to Bristol Heights that may not be covered by municipal law or that may be different from other places they live. If you keep us informed of your change of address, we can also send newsletters to both you and your renter.

KEEP YOUR RENTER INFORMED !



Want to Make a Difference? BRISTOL HEIGHTS NEEDS BOARD MEMBERS!

Bristol Heights needs volunteers to serve our neighborhood. One new Board Member will be elected at the Annual Meeting.

What does being a board member entail? The Bristol Heights Board meets about 9 times per year. Those meetings are scheduled to meet the needs of the board members, and the dates are published for attendance of all owners. The management company takes care of administrative work, financial activities, and contractor oversight and is the first contact for homeowner issues. However, the Board is very involved in making decisions regarding contractors, homeowner ideas or issues, budgets, financial oversight, etc.

If you are interested in being nominated to the Board of Directors, please contact the manager, Rob Mattison at rob@advantage-idaho.com or 323-1080.

Want an Issue Addressed?

If you would like to have an issue addressed at Bristol Heights, here is how to accomplish that:

- * Concern about the neighborhood or a neighbor? You may call the management company at 323-1080 or email to rob@advantage-idaho.com. They can address it for you if it is within the CC&Rs.
- * Want to address the Board? Let the management company know and we will get you on the Agenda as soon as possible.
- * Want to address a concern at the Annual Meeting? The Board determines the Agenda for the Annual Meeting and all topics, votes, etc. go through them. Let the management company know so that we can bring it to their attention for consideration on the Agenda.



Firstly, we would just like to thank all those, in particular, Trittica Nielson, for all the hard work put forth on ‘National Night Out’ in August. The evening was a tremendous success!

We had several people sign up/volunteer to participate in being ‘block captains’. We are still in need of MANY more. A block captain is someone who has several neighbors/homes assigned to them (hopefully never more than 10) and who passes necessary information on by way of email to each of those neighbors. When this program has been in place in the past it has been very successful.

Being a block captain is fun and SUPER easy... it entails:

Introducing yourself to each of the neighbors assigned to you, explaining what Neighborhood Watch is and how it works (we'll give you info to pass on) and getting an email address and phone number where that neighbor can be reached. This is the most time consuming aspect of being a BC There are some homes that may not want to participate... which is fine.

Once a crime alert or info on anything pertaining to something necessary the neighborhood needs to hear about is given to the chairs of NW, it is then emailed out to all the BC's, who in turn forward it on to everyone on their list.

Their have been many positive results from having a organized and running NW. There is more communication amongst the neighborhood and a sense of safety and concern for each other.

If you feel NW is something you would like to get involved in, please contact
Liz Vande Merwe... #939-3641

Why Me?...About those RV's, Etc.

Did you ever receive a letter from the management company about parking of campers, RV's, etc.? And did you get one when it was only at your home for a few hours? The management company and Board of Directors are aware that sometimes the letters you receive for parked RV's, etc. can be irritating, so let us explain what the process is and how you can ameliorate the situation. Following are the Parking Guidelines for Bristol Heights, passed in 2004:

Vehicle Parking. Passenger vehicles driven by owners/residents on a regular basis may be parked in the owner's driveway, under the following conditions.

- No vehicle may be parked on the street for more than 48 hours.
- "For Sale" signs will not be displayed in or on a vehicle for more than 15 days.
- No vehicle may obstruct the sidewalk.
- Non-operational vehicles and vehicles in the process of repair or restoration must remain garaged at all times and may not be parked on the streets, Lot or driveway.
- Resident owned commercial vehicles driven on a regular basis may be parked in the owner's driveway only under the following conditions:
 - * The vehicle has no signage or has minimal tasteful signage
 - * The vehicle does not contain a visible load
 - * The vehicle is reasonably free of debris or odor and does not create a nuisance.

Recreational Equipment.

Trailers, recreational vehicles, boats, snowmobiles, golf carts, lawn tractors, or other similar equipment shall not regularly or as a matter of practice be parked or stored on any Lot, driveway or street in the subdivisions except under any of the following conditions:

- Equipment is properly garaged.
- Equipment is screened from general view by a screen approved by the Architectural Review Committee.
- Equipment is parked for no more than 48 hours for loading, unloading, clean-up, or other such purpose.

The manager for Bristol Heights is contracted to drive the subdivision every 2 weeks. We try not to drive on Mondays and Fridays because many owners will have their equipment out preparing it or unloading it for a weekend trip. The manager will observe what is non-compliant in that short time frame — we cannot guess whether the vehicle was on site for 4 hours or 4 days. We are contracted to write "violations letters" for non-compliant vehicle parking. We will tell you the specific date that the non-compliance was observed.

Tree Trimming above and around Sidewalks

Boise City Code requires that all tree and bush limbs be trimmed back from sidewalks so as to not impede pedestrians. All limbs must be at least 8 feet above the sidewalk, and no limbs can be covering the sidewalk on the side. Please review any trees or shrubs on your lot to ensure that they conform to this standard. If you have any questions about this, contact Rob Mattison at Advantage Idaho. His contact information is on the next page.

Tree Roots and Your Home

We live in a wooded neighborhood. That is one of the key attractions of Bristol Heights and one of the reasons that most of us bought here. But it can also be a problem.

The down side of all the trees is the tree roots. If you have tree roots coming onto your property —especially if they put your fence, foundation, patio, etc. in jeopardy—the Board of Directors wants you to address them. It would be impossible for the Board to direct the landscape company in removing every tree root that wanders toward a home. Please cut the culprit when necessary. We have checked with attorneys and they are in agreement that the HOA can expect owners to address such issues themselves.

But we do need a balance. Do not remove trees themselves. Do not remove major branches unless they are invading your lot. If you're not sure if it's a major branch, please ask.

Please be prudent in your actions and inform the HOA if there are branches that appear to be a threat or if parts of the trees are dead.

We all need to work together to keep costs low while protecting our individual properties and maintaining the appearance of our beautiful wooded neighborhood.

2012 BOARD OF DIRECTORS

<u>President</u>	Willy Birkholz
<u>Vice-President</u>	Ben Nielson
<u>Treasurer/Secretary</u>	Karl Bennion

ASSOCIATION MANAGEMENT

ADVANTAGE IDAHO INC

664 E. Rivershore Lane
Eagle, ID 83616
Phone: 323-1080 Fax: 853-1960 Rob@advantage-idaho.com

For Billing: Rusti@advantage-idaho.com

BRISTOL HEIGHTS WEBSITE:
bristolheights.org