



A BEAUTIFUL, MATURING NEIGHBORHOOD

# Bristol Heights Neighborhood Association

## Fall 2018 Newsletter

IN THIS ISSUE

## From the Board of Directors

We look forward to meeting you in person at our **Annual Meeting** which will be held on **Thursday, November 8, 2018 at 7 pm**. Registration begins at 6:30 PM. The meeting will be held in the main central café area of the Tree City Church, located at 3852 N Eagle Rd, Boise, ID 83713.

The Annual Meeting is always worthy of your attendance as a homeowner. Our properties represent a large investment and the performance of your homeowners' association is a factor in preserving, protecting, and enhancing the asset value of this real estate. We share and discuss relevant matters and act on the agenda

items that require general membership vote. **If you are unable to attend, please return your proxy as soon as possible.**

On behalf of the members representing the 544 Bristol Heights residences, your Board of Directors has tackled several important initiatives and business activities. We are motivated to bring you, our members, up to speed. Thank you for taking a few moments to read this newsletter.

*-BHNA Board of Directors  
Joe LaGue  
Susie Osgood  
Ted Dawson*



### Nominations to Serve on the Board of Directors

There will be an open position on the Board of Directors. Nominations and voting for a new board member will take place at the Annual Meeting.

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### Reserves, Budget, and Dues

The Board has approved a budget for Calendar Year 2019, including the annual rate of assessment (HOA dues).

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# Nominations to Serve on the BHNA Board of Directors

There will soon be an open position on the Board of Directors of the Bristol Heights Neighborhood Association. At the completion of three years of dedicated service, Susie Osgood has decided to yield her seat to a new member. We are very appreciative of Susie's dedication, passion, and selfless contribution of time, effort, and vision.

It is important that we fill the seat with a willing and capable member of the association during the upcoming Annual Meeting.

The board currently holds monthly meetings on the third Tuesday at 5:00 PM at Sentry Management's office nearby.

Other than being a homeowner member of the association, there are no qualification requirements to serve on the Board of Directors. There is a level of workload that is not negligible. As this is only a three-member board, each director is essential to the effective management of the association's business. Being available for the meetings,

keeping informed, reading, and occasionally doing some research is necessary to be comfortable with the decision-making requirements of the position. Attaining a good working understanding of the association's governing documents as well as familiarity with the community's physical property comes with time. Our management team and the incumbent directors that continue on the board will provide helpful guidance to the new director. It is a great opportunity to learn and have a firsthand role in protecting our community's appeal and property values. It was suggested that a homeowner that lives adjacent or close to Chinden Blvd. could be particularly helpful during the

project development and construction.

Typically, following nominations, each candidate makes a brief statement at the Annual Meeting prior to proceeding with the election.

## QUESTIONS ABOUT SERVING?

Should you have questions regarding serving on the Board of Directors, your association president, Joe LaGue, will be at the Annual Meeting early and will be pleased to assist you. You can also make contact with the board by calling Sentry Community Management at 208.323.1080.



## COMMUNICATIONS



### Sign Up for SMS/Text Message Updates from the Board

Go to [www.bristolheights.org](http://www.bristolheights.org) to enter your cell number and start receiving important updates from the Board. Messages are sent whenever new information is posted on the website and to notify residents of other events like neighborhood meetings and irrigation issues.

## FAST FACTS

81

Number of people have signed up for text updates from the Board so far.

27%

Percent of the 300+ people who access the Bristol Heights website each month using their mobile devices.

## Communications

A major goal for 2018 has been to improve communication from the Board to association members. TJ Bliss and the Board of Directors have worked cooperatively to significantly improve our ability to reach the members of the Bristol Heights community. The feedback received so far about our efforts has been positive.

In 2018, we have completed the following communication tasks:

- Remodeled the [www.bristolheights.org](http://www.bristolheights.org) webpage.
- Enabled text message notification on updates of interest.
- Purchased entry area signs to place and alert members of new updates.
- Informally monitored communications on Nextdoor and Facebook.

- Expanded the scope of information on a broad array of matters of importance to our association.

Looking ahead, we expect to do the following:

- Promote registration and use of the Sentry Community Portal (more on Page 4).
- Exploit our growing ability to issue important updates in a very timely fashion.

# Sentry's Community Web Portal

Our website, Facebook, and Nextdoor are all good tools. They are not, however, private. While our website will likely remain our main broadcast channel, it is in our best interest for certain information to remain private to HOA members. Keeping such information privately secure, yet reasonably accessible to our members, can be accommodated without sharing it with the majority of the world's population.

Sentry Community Management provides us a portal for our association's use and enables the maintenance of a library of information about the association and its business. A significant amount of relevant documentation is already there and it is our intent to further develop the offering.

Financial reporting and Board Meeting minutes are among those items for which private, restricted access makes sense.

For example, when the Board puts contract work out for competitive bids it is best that our budget for that line item not be made public.

## SIGN UP TODAY!

Please visit [www.SentryMgt.com](http://www.SentryMgt.com) and click the **My Account** tab to sign up. You will need your **BHNA account number**. Adding your phone number and email is also highly encouraged.

## Grounds Maintenance Contract

Pro Care Landscape Maintenance Services is completing its first year of service and the community reviews so far have been very favorable. Your board has, generally, been very pleased by the responsiveness and general attention to detail.

Pro Care's ability to come up to speed with our grounds was commendable. Yes, we do have a few areas that have not escaped the critical eye. At an October meeting we had a very productive exchange with Pro Care representatives and did some fine tuning of performance to expectation.

The board is currently evaluating the contract renewal.



# Reserves Study, Budget, and 2019 Rate of Assessment (Dues)

It has been a year-long objective of the Board to develop and approve the Calendar Year 2019 budget prior to the Annual Meeting. The budget has been officially approved and the annual rate of assessment will remain unchanged for 2019 at \$508.

As was noted in the Spring newsletter, we made the final payment on the pipeline loan during 2018. In fact, we had the cash-flow to pay it off a little early with a lump sum in April and saved a bit on the interest.

The Board also hired NorthStar Reserves Association Analytics to conduct a comprehensive reserve study for our HOA. A reserve study is, essentially, a complete inventory and inspection of the community's reserve component inventory of capital improvements and fixed assets. The analysis includes projecting an estimated useful life and cost to repair or replace each of the reserve components over time. The questions the study endeavors to answer are: "What do we own that we will need repair or replace? When do we need to do it? What funds will it require? And when do we need to have

those funds?" A fifty-six-page report provided the needed insight and answers.

The vast majority of homeowners' associations have a common finding upon conducting a reserve study: They discover that they may not have collected and saved adequate funds. In many cases, HOAs learn that they are severely underfunded. Although Bristol Heights has not previously conducted a reserve study AND over the last seven years we have funded an extraordinary and unanticipated pipeline expenses, we have actually set aside some reserve funds. Are the funds adequate? No. They are not. According to the reserve funding model, we will need to increase the assessments to properly fund our reserves in the coming years. For 2019, the Board chose to delay an increase in order to allow further evaluation of the details of the reserve study's recommendations.

A review of our history of assessments revealed that since 2003, the increases we have experienced at BHNA have lagged the consumer price index (CPI). Had we

simply marked up the rate of assessment annually in step with the CPI, our rate of assessment would be higher than it is currently – roughly \$18/year higher.

Yet we rebuilt a very expensive pipeline in the process! How did we do it? The broad-brush and simple answer is that we defrayed some reserve expenses while very frugally managing operating expenses. We have a little bit of ground to make up, but it is manageable.

The bottom line on the finances: Your board has a challenging responsibility. Sound fiscal management is an imperative. The association's chief financial mandate is to ensure it generates the appropriate revenue to adequately cover operating expenses, as well as to care for capital improvements. Our association's financial health is strong and we benefit from favorable economies of scale. One gratifying measure is the return on our investment: For the average BHNA property, the annual assessment represents less than 3/10 of one percent of the home's market value. We have done an excellent job at maintaining this community and its appeal for over two decades. We shall continue.

# Our Trees - Their Value, Canopy, and Long-Term Care

We have just experienced one of our most spectacular autumn color displays at Bristol Heights. What a show! We hope you are able to enjoy the grounds and walks year-round and particularly when our urban forest stages its main event. A new resident shared that their top reason for buying here was the walking paths and the canopy cover.

The trees that have stood sentry here for over two decades are mature, full, and growing tall. They are living, breathing residents of Bristol Heights and, while very attractive, not all are as healthy as we would like. We are and will be devoting resources to their well-being.

Among other evaluations of the trees, we recently hired a certified arborist and appraiser to provide appraisals on a few select trees in an effort to reach an average estimated value for our typical trees. While tree appraisal is a partly subjective process, we can extend an estimated value to our trees in the aggregate. We are excluding the 108 trees along Chinden Blvd. that will be replaced. Regardless, the remaining trees still represent our single most valuable common area asset: In excess of \$1M! Accordingly, they deserve appropriate care.

The Board has budgeted to implement a comprehensive management program for these

trees and reserve funding to address treatment, pruning, removals and replacements through the next three decades.

As we learn from this effort, information that will be helpful to individual residents for their own tree care will be shared.



## Playgrounds - Replacement Plan

Our second most valuable component is the collection of five playgrounds. In total, the expense is in excess of \$300K. For a life expectancy that can exceed 20 years and solid safety features, you don't purchase this level of playground equipment at the local big box retailer. This is industrial class. At this time, we have three more to replace in the near future. The intent has been to replace one set each odd numbered year through 2023. The overall reserve requirements -- including for the trees -- may force a minor schedule revision. This is an active board item.

The playgrounds are routinely inspected and maintained. The coatings have weathered and aged but their structural integrity endures. The equipment's performance has been exceptional given the years of service and this very much justifies the cost and resulting long term value.

When the community was developed, the playgrounds were built-in and intended to be a permanent feature. By purchasing a home here we accepted this and agreed to care for these facilities as needed in their maintenance, repair and replacement. It is gratifying to see multiple generations of children making the playgrounds a frequently enjoyed and exciting contributor to their development and growth.



## Chinden 20/26 Corridor Expansion

The project to widen Chinden Blvd. from Eagle Rd. to Locust Grove has a lot of momentum.

Parametrix, the Idaho Dept. of Transportation, the City of Boise, and others are doing the required community outreach and coordination. Due to time constraints, we will not have a representative from Parametrix, ITD, or Boise City at the Annual Meeting this year.

However, an OPEN HOUSE for the public has been scheduled by project representatives and will be held on **Monday, November 5, 2018 from 4 to 6 PM at Ambrose School** near the intersection of Chinden/Locust Grove.

Please Visit:

<https://itdprojects.org/chindenwest/> for more information.

Kristen McCoy of Parametrix said: *"Beyond the meeting, this website will house design information for the project from Eagle to Locust Grove, as well as those from Locust Grove to SH-16 that may be of interest. Of course we'd love to see as many Bristol Heights homeowners there as possible."*

We anticipate Parametrix to schedule meetings specifically for Bristol Heights in January 2019 and beyond.

## Fences

To all of our homeowners that have been out working on your fences: YOU ROCK! We all appreciate that this takes time, effort, and expense, but the results are inspiring.

**Thank you from the entire community.** We are eager to see 100% and you are getting it there.

## Governing Documents Amendment

We have established a budget line item for the expense of this project and have a small team of interested volunteers. We expect to get this project underway with our attorney's assistance in the new year. Our website and portal will be used actively in the process. Look for more information in the near future.

## Member Participation

When a residential community has this much enhancement activity going on the *"what can I do to help?"* is a question in high demand. You have a stake in this community and you don't have to be a board member to make a truly impactful contribution. There are vast and diverse skillsets throughout this community and we encourage you to share yours. It takes a village to run a village and it becomes contagious when the synergy kicks in. A warm thank you to all who have been actively involved in the past and those of you who are at present, including those who have served for years on our Architectural Control Committee.



## Community Events and Activities

Our storage shed is half full of items that were used for Easter egg hunts and other similar activities -- some items from more than a decade past. We have the communications now to make these activities easier to broadcast and coordinate. Once you've witnessed how quickly and effectively Nextdoor or Facebook can aid in the rescue and return a lost pet in this neighborhood you know times have changed. There is a good feel in this neighborhood!

We are in need of someone to take leadership on planning community events and activities. If you are interested in this

## Audra Commons

position, please contact the Board or Sentry Management. Here is a brief update regarding Audra Commons, aka Audra Lane. It is our understanding that the developer has submitted for a conditional use permit. The applicant's filing date may result in a public hearing during the Planning and Zoning Commission's Meeting on December 3, 2018, but this is not yet confirmed.

Chris Grote, a resident of Bristol Heights, is leading and coordinating a volunteer effort to produce a petition to reject the conditional use permit based on concerns.

Anyone interested in volunteering to collect signatures should contact Chris at [chris@grotefamily.com](mailto:chris@grotefamily.com) or 208-939-4576. Additionally, Chris will bring both the petition and volunteer sign-up sheets to the Annual Meeting if people would like to sign after the meeting. Chris is also seeking volunteers in the other affected subdivisions as well.

## E. Dunwoody Court

On Wednesday, October 24, a resident of Bristol Heights received a notification from WHPacific of a notice inviting neighbors to attend a meeting on **Monday, October 29 at 6 PM.** The meeting called by the developer representative will be **held on site on E. Dunwoody Court off of Locust Grove.** This is a 31 acre site immediately west and adjacent Bristol Heights from W Barclay Street and immediately south of and adjacent to N Stratford Place. The subdivision plans for 44 homes. Calls to reach the representative, Jane Suggs, were not returned but it does appear that currently stubbed W Barclay St and N Stratford Place would

connect to the new subdivision for through traffic.

At this time, the BHNA is making an effort to communicate on the two above matters related to developments adjacent to Bristol Heights and to notify any interested members of ongoing development activity. Any nearby new development can have an impact on an existing neighborhood and for that reason alone it is prudent to alert and inform our membership.

**The BHNA board of directors has not reached a conclusion nor expressed a position on either of these developments.**

## Upcoming Events

### **E Dunwoody Ct Development Meeting**

Monday, 10/29/18, 6 PM

### **Chinden Corridor 20/26 Expansion Open House**

Monday, 11/05/18, 4-6 PM  
Ambrose School

### **Election Day**

Tuesday, 11/6/18

### **BHNA Annual Meeting**

Thursday, 11/8/18, 7-9pm  
Registration at 6:30

### **Audra Commons Planning and Zoning Commission Hearing**

Monday, 12/03 (tentative)

