

Bristol Heights

Neighborhood Association

Summer Newsletter

August 2014

Maintenance and Upkeep of Fences

Every few years we are faced with the prospect of homeowner fences becoming faded, worn, or in need of repair. Some homeowners may be surprised to learn that their back fence that faces one of the major roadways is not owned or maintained by the homeowners association (HOA). Per the CC&Rs and the official recorded plat maps, the maintenance of these fences 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.

It's not only the fences that line Eagle, Chinden, Bennington, and Bristol Heights that need to be maintained, however. All fences need to be kept up in appearance and structural soundness. This is again the responsibility of the homeowner. The fences that are visible from the road and from the common area pathways are of primary concern to the HOA Board.

Earlier this year we formed a "Fence Committee" with a couple of homeowner volunteers to explore possibilities for restoring our fencing to an acceptable level. Any long-term solution to the problem of dilapidated fences along the roadways will take far more homeowner participation and potential changes to the CC&Rs. We plan to discuss this as an agenda topic at our annual homeowners meeting in Oct./Nov.

It is our intention to deal with these fences in the short term by working with individual homeowners whose fences are in need of repair. It is NOT our intention to contract any of the maintenance/repair as an association at this time. Here is a general timeline for getting homeowners to maintain their publicly visible fences.

- Notify all homeowners of the need to maintain their fences (this newsletter). We hope that most homeowners will take it seriously and avoid the hassle next spring.
- Perform a visual survey/inspection to identify homes that do not meet the appearance/integrity standard. (Sometime between November 2014 and March 2015.)
- Provide specific guidance to each home that needs fence improvements via letter. (Around the end of March 2015.)

Provide follow-up inspections as homeowners indicate the improvements have been completed. Or provide additional requests as necessary (ending in binding arbitration as provided by the association bylaws if necessary).

The proper maintenance of the fences in the neighborhood will help maintain the value of our homes. We hope that most or all homeowners will choose to maintain their fences and take action to insure they are sound and attractive. The better the homeowner response this year the less hassle and expense for next year. Please do a visual inspection of your fence and make any necessary repairs.

KEEP YOUR RENTER INFORMED !

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 the subdivision that may not be covered by city codes or that may be different from other places they lived in the past.

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.

Tree and Shrub 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.



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 email Rob with Advantage Idaho.

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

Bristol Heights needs volunteers to serve our neighborhood. One Board Member position is currently open..

What does being a board member entail?
The Bristol Heights Board meets once a month. Those meetings are scheduled to meet the needs of the board members. 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***

Missing Bristol Heights Events ? We need some FUN & ORGANIZED people to help !

In past years Bristol Heights has had some great volunteers who took responsibility to bring the subdivision together with some really fun events. We have had Fall Festivals, Summer Movie Nights, Chili Cook-offs, Easter Egg Hunts, etc.

Some homeowners say they miss those times to renew old acquaintances and the opportunity to meet new neighbors.

If you have organizational skills, have some time on your hands, or want to get to know more people...please contact Rob at the management office. We promise to help make the process as easy as possible and share ideas of what has been done in the past.

Contact rob@advantage-idaho.com to chair or help with events.

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 help to avoid receiving a violation letter by following these Parking Guidelines for Bristol Heights:

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 a short period of time 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, sometimes it is hard to determine if 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. Please follow the parking rules outlined in the Bristol Heights CC&Rs.

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 : ADVANTAGE IDAHO

Your association manager is Rob at 323-1080 or rob@advantage-idaho.com.

For questions regarding your association assessments, call Rusti at 323-1080 or email to rusti@advantage-idaho.com

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IMPORTANT News for Bristol Heights Residents