

# Bristol Heights

## Neighborhood Association

### Spring 2021 Newsletter

---

#### President's Report

At our Annual Meeting last October we discussed myriad activities both completed and underway. This is an attractive community, financially healthy, diverse, and genuinely neighborly. We're making it even better! How we do that is not always simple. There are specific and worthy initiatives that require dedicated and thoughtful effort, analysis, consensus, decisions and, almost invariably, some money. As has been mentioned in the past, we are parlaying a successful settlement, from the property sale to the Idaho Transportation Dept., into a revitalization of maintenance obligations and community improvement. Further, it is hoped that the work of the HOA becomes contagious to all members and some of the deferred maintenance on private properties takes on a fresh spirit of resolve. New roofs are being installed. Fresh paint is being applied. Yard renovations are underway. Even interior remodels and upgrades are taking place. This is a busy village. Permit me to update you on some activities:

#### Current Board and Active Members

I have the distinct pleasure of working with the talented members of the current board of directors. We meet monthly and slog through a ceaseless and heavy agenda for the benefit of Bristol Heights. Serving as elected members of the board are Debra Bliss (Secretary), Ted Dawson (Vice President), and Joe LaGue (President). Rounding out the team are appointed advisory board members Nick Davis and Rahmi Alameddine. Rand Spiwak recently sold his interest in the community and resigned as an appointed advisory board member and treasurer. He has agreed to continue to volunteer his time in assisting the board on his legacy project: the governing documents.

Other deeply appreciated and active members include TJ Bliss, Craig Campbell, Donnell Ianziti, Chandi Von Lindern, Gabrielle Tollner, Elizabeth LeSueur VandeMerwe, Willy Birkholz, Renee Jessome, Cindy Breckel, Becky



Skinner, Jeff Lowe, Jon Martin, Jennifer Lowe, Becca Stone, David Bullock, Michelle Forsgren, Zack Kirk, Jim Leichter, Dave Schmitt, and David Swenson, to name just a few. A huge THANK YOU to all!

Is there room for any more to actively participate? Absolutely! That will become evident in further reading of our message.

#### Governing documents

Rand Spiwak, together with his team of committee members (Zack Kirk, Jim Leichter, Jeff Lowe, Dave Schmitt, David Swenson and Nick Davis) invested an incalculable amount of time developing new proposed governing documents for the Bristol Heights Neighborhood Association. At present, the project rests with the board for further review. Then we will launch the mission to obtain the required 67% member affirmative vote to approve and adopt. Please stay tuned. Randy: You are a steely-eyed missile man! Thank you for your hard work on this complex project.

#### Urban Forest Reclamation

The word 'reclamation' is deliberate. Almost everybody witnessed the tree work Pro Care has done over the last couple of months. This was our dormant-season pruning effort and was the single-largest such tree project that we have conducted in many, many years. Some of our residents

reached out to Sentry concerned by the extent of the scope of work. And yes, it appeared a dramatic, if not traumatic, impact on the trees. That was the planned and necessary level of pruning required. We have an eclectic variety of trees adorning our common areas. Some are well-suited for the space; others are not. We are beginning the systematic care of these trees. Most will survive; some will not. But the very good news is they are receiving the care they have been more than patiently awaiting.

I recently interviewed our arborist, Jeff Hintze, from Pro Care. We discussed the concerns of a few callers. Jeff said *"Yes, it is an impactful service. That is because the trees have been let go for some time and we are catching them up all at once. A lot of what is being done is reclamation pruning. Many of these cuts should have been made a decade ago when the branches were much smaller and the impact would not have been so glaring. Long term this is going to be a better urban forest. I am not concerned at all about their survival being compromised as a result of this pruning. Some of the issues like borers, girdling roots, overcrowding, and included bark are much more concerning."*

Jeff is correct in that we have many ongoing issues with these trees. But we have adopted a caring approach and are engaging knowledgeable and dedicated individuals that will help them thrive. We intend to be in the top 10% of the Treasure Valley in our level of care for our private arboretum.

Craig Campbell and his Bristol Heights volunteer Urban Forest Committee have undertaken a complex project and, in alliance with Pro Care, are tackling an enormous job mapping and assessing our 750+ trees. Going forward, we will disseminate useful information to the community that should help all of us care for the trees on our personal properties.

### **Chinden Project Nearing Completion**

Idaho Transportation Department and Idaho Materials and Construction are in the final phase of work on our Chinden frontage. The landscape that was designed for the area is their final sub-project. The new look is a dramatic change to the original. In the end, we expect the new appearance to be an attractive feature of the community and appealing to passing motorists. Your continuing patience is appreciated. Look for more information in this newsletter about how you can get involved with the final touches of this massive job.

### **Surveys and Communications**

Bristol Heights has stepped up community communications over the last several years. The catalyst for that was, perhaps, TJ Bliss standing up at an annual meeting in 2017 and offering his time and expertise to further develop our web presence and content at [www.BristolHeights.org](http://www.BristolHeights.org). We are far from done. It is apparent that, despite our efforts, we cannot say that we have the site awareness, readership, and two-way communications that are desired. In the near future we expect to deploy a series of surveys and bring further content to the website that will aid our collective belonging and enhancement to "Life in Bristol Heights." Facebook and Nextdoor are useful, but they are not official (perhaps not even ideal) channels for BHNA communication. We would also like to recruit videographers that might like to assist in developing video content for the website.

### **2021 Annual Meeting**

We anticipate holding the Annual Meeting at the Tapestry Park, as we did last year. We have tentative dates earmarked: 6:00 pm on **Wednesday, September 1** (or Wednesday, September 8 as an Alternate Date).

### **Participation Opportunities**

There are over 2000 people living within the Bristol Heights Community. Within that total, there exists an abundance of energy, desire, expertise, and ability that is invaluable. A handful of strong and dedicated leaders and active members can make good things happen. Realistically, there is a limit to their time, resources, and abilities. That slows progress on moving projects to fruition. We want everyone to know you have the opportunity to participate. There is only one catch: ya gotta be in it to win it. Volunteer efforts in our parks, landscaping, monuments, governing documents, communications, and many other initiatives are always needed. It's kind of like voting: The world belongs to those who show up. And if you don't show up and make a difference, kindly stifle your critique of those that did. You can always express your interest in participating to Chuck Degenhardt at Sentry Management and he'll relay to someone who will orient you to serve. It is a very satisfying and rewarding role. Go for it! Right now would be great.

Thank you for taking time to read the information in this Newsletter. Being informed is a first step to active participation in community governance. We're looking forward to a great year in Bristol Heights.

**-Joe LaGue, President**



## Who Ya Gonna Call?

So you want to reach out to one or more of the leaders or active members of the BHNA. What's the best avenue? Simple. Send a brief email to our manager, Chuck Degenhardt. He's a smart guy. He'll know where to forward your inquiry. [CDegenhardt@sentryMgt.com](mailto:CDegenhardt@sentryMgt.com) Chuck's email address and Sentry's phone number can always be found on the [www.BristolHeights.org](http://www.BristolHeights.org) homepage.

## New to the Community?

Glad you found us. Please visit [www.BristolHeights.org](http://www.BristolHeights.org) often and share it with your neighbors. Watch for the signs we often post at the main entrances alerting to a new website update. In addition, here are some very useful links:

The Bristol Heights Newsletter Archive can be found on the [Newsletter Page](#) of the website and contains a lot of history.

[Community Pro](#) is managed by Sentry Management and contains an exclusive Bristol Heights repository, including Meeting Minutes, Governing Docs, Financials, a Homeowner Directory, and access to your own account data. This is a useful resource we intend to continually improve with updated content. Please register if you have not already. Registration instructions can be found at <https://www.accesssentrymgt.com/dx/sentrywp/index.html>.

## Residential Irrigation

ON, OFF, Valves and more, Oh My! Here we go again! Those of you that have lived here a few years know that every spring the canal water starts flowing in mid-April. We are the beneficiaries of canal water and we purchase and pressurize about \$20K worth each season. This sure beats using the (Suez) domestic water supply; provided our pumps are running, of course. It is invariably fraught with problems at start up.



Among the 544 residences, we are sure to have some initial valve failures every year. We have devoted several FAQ's on the website to the topic. If you lose your isolation valve to rupture or leak failure, you're not having a good day. Be aware of your responsibilities and the key procedures for handling the matter. Check the Watering and FAQ page at [www.BristolHeights.org](http://www.BristolHeights.org) for more information.

**We anticipate water flow to start during week of  
April 19, 2021!**

Bottom line: Please understand there will be circumstances that require a shutdown of the systems and you may not have water flow for a short period. While we always work to return the service with minimal delay, patience is strongly encouraged. Sentry Management's Irrigation Hotline (208-323-1080, option 2) and often our Bristol Heights Facebook page will offer status updates.

## Watering Schedule

Every year we rotate the schedule for every residence. It is based on the last two digits of your address. Please program your irrigation clock(s) accordingly. The watering schedule for 2021 is below and can be accessed anytime at [www.BristolHeights.org/watering](http://www.BristolHeights.org/watering).

2021 Watering Schedule		
Address ends with	Watering can start by	Watering must end by
00-26	6:00 pm	12:00 am
27-51	12:00 am	6:00 am
52-75	6:00 am	12:00 pm
76-99	12:00 pm	6:00 pm



## Playground Update

By Debra Bliss

Hey neighbors! This spring you will see some construction happening on our playground in the Southeast area of the subdivision on Elmsprings Ave. We're excited about the design we've come up with for this playground as it will have rain-wheels, a small slide, and a toddler swing to accommodate smaller children. It will be a great playground for the older children as well, with features similar to our other playgrounds. We are really looking forward to this updated park in a well-shaded and beautifully green area of our neighborhood.

Also, in early March, we had a company come and refill three of our playground areas with fresh bark. This is a wonderful way to keep our parks looking nice while also enhancing the safety of our playground areas.

Finally, we would like to note that we have one more playground update to complete on Tapestry Dr. and Bristol Heights Dr. (the "Main Park"). This one is particularly exciting to consider because we can realize some economies of scale and do something great in our largest common area. We'd LOVE to have input from our community about what things you would like to see considered for that area. If you are interested in serving on this project committee or if you have ideas about what you'd like to see added to our main park, please reach out to Debra Bliss at ([dandtbliss@gmail.com](mailto:dandtbliss@gmail.com)).

## Community Activities

By Debra Bliss

A neighbor in our great community stepped forward as someone who loves our area and wants to be involved. Her name is Gabrielle. She is now spearheading our neighborhood activity committee. It was the activity committee who put together the fabulous mid-December "Walk the Lights" holiday event with Double Decker Espresso that so many people attended. We are looking forward with delight to the future activities that this great committee will put together!

The committee is also organizing two community yard sales this summer, one in June and another in August or September. Be on the lookout for the dates of these events in the near future!







## Monuments Committee

By Rahmi Alameddine

With the population boom in Boise, housing prices growing double digits year over year, and Bristol Heights being a prime location in the Treasure Valley, I think we can all agree on the importance of that first impression upon those passing by or visiting our neighborhood. They should be greeted by an entry of strong presence and prestige, with the goal of leaving that lasting impression.

As the expansion of Chinden Blvd. is coming to its conclusion for those of us in Bristol Heights, the Board has moved to address the entry monuments at Bennington Way and Royal Park Ave., with the establishment of our very own Monument Committee! The committee, made up entirely of homeowner volunteers, held its first meeting on March 14<sup>th</sup>, 2021, with Renee Jessome, Chandi VonLindern, and Rahmi Alameddine attending as committee members and Joe LaGue (Board President) and Nick Davis (Advisory Board Member) attending from the Board.

The committee discussed the scope of project, budgeting, and general goals moving forward. While we are somewhat limited by the relative unknown of what lies beneath the surface of the entry sites (electrical, plumbing, irrigation, etc.), the committee took the opportunity to discuss the topic more broadly, focusing efforts on what would maximize exposure of our efforts. It was decided to concentrate on fronting signage toward traffic heading East on Chinden and placing primary monuments on the easterly corners of both entrances, facing traffic.

The committee also discussed a general goal, in the long-term, of keeping the monuments relatively low maintenance (no massive water feature which risks ice damage during winter, for example), while allowing ourselves some latitude for setting ourselves apart with this exciting new opportunity! With that, the committee members all really liked the idea of capitalizing on high-efficiency lighting as a place to start. This led to the idea of refurbishing the previous monumen lettering, which the was salvaged before demolition. The committee pondered the idea of backlighting the lettering to generally enhance signage visually, while making it more modern and up-to-date.

This brought up the issue of ensuring some level of continuity in messaging and imagery. The landscaping/lighting north of the sound wall should be incorporated into the planning henceforth. And, if we are to spend good money on updating Chindens entrances, we also felt it worth considering an update to the Eagle Rd. entrance, the busiest and most traveled of the three entrances.

The Monument Committee looks forward to meeting again in the near future and bringing further ideas to the table. If you have any thoughts, ideas or especially **experience in landscaping/monument design**, please consider joining the committee in this opportunity to update the Bristol Heights “brand.” You’ll find no better time than now to contribute and have your voice heard!

Please reach out to Ms Chandi Von Lindern at [bigsteps\\_littlefeet@live.com](mailto:bigsteps_littlefeet@live.com) to express your interest in becoming a part of this creative and satisfying endeavor.

## Bristol's Best Buddy

By Ted Dawson

We all love our dogs! During this past year with so many of us stuck at home, our dogs have become even more important. I think we have all seen the increase of walking dogs and canine playground activity. It makes Bristol Heights even more friendly.

All this activity has caused a major upsurge in dog droppings throughout our community, however. And these droppings pose a real health threat. In addition to the obvious cleanliness factor, dog poop can be dangerous, especially to young children and other animals. According to the U.S. Centers for Disease Control and Prevention, pet droppings can contribute to diseases that animals pass on to humans. When infected dog feces is left on a lawn, the eggs of certain roundworms and other parasites can linger for years.

All this is to remind you that your HOA has spent several hundred dollars installing pet "waste stations" throughout Bristol Heights, for your convenience and for the health and safety of all our residents. It's very simple to just take a waste bag with you when you walk your dog or grab a free bag at one of the stations.

Then, PLEASE PICK UP AFTER YOUR DOG! It will help us all to enjoy our canine friends and our beautiful neighborhood even more.



## Reminders from Sentry Management

### Property Maintenance and Street Usage Reminder

Owners are responsible for maintaining all landscaping, lawns, and exterior of their private residential properties. Please be mindful of your neighbors and the common area when maintaining your property. The sidewalks in front of your home should be kept free of landscape growth at all times. As a reminder, the streets in our community are controlled by ADA County Highway District and patrolled by the Boise City Code enforcement division of the Boise Police Dept. Long term parking exceeding 72 hours is prohibited. Loading and unloading of recreation vehicles is permitted for up to 24 hours. All recreation vehicles are to be stored fully within an enclosed garage or at an offsite facility.

### Architectural Control Committee Approval

Please remember that all improvements and restorations to the exterior of your home and property require review and approval by the Board. Before you begin your project, please submit your proposed changes to the Architectural Control Committee (ACC) for review and approval. Changes to fencing, roofing, exterior paint, or installing a pool, patio cover, other exterior structures or additions, or large landscape improvements to your home require ACC approval. The temporary installation of yard signs must meet the standards as outlined in the community CC&R's. All work requires approval PRIOR to commencing work. ACC request forms and submission information are available at <https://www.bristolheights.org/acc-requests>

### Collector Street Fencing Upkeep & Maintenance

If your home, or a portion of your property's fence line shows to or can be viewed from any portion of the community throughways known as "Collector Streets", (i.e., along N Bristol Heights Dr through to N Bennington Way or along Eagle Rd) your fences must be maintained as originally installed. Further specifications are available at <https://www.bristolheights.org/fences>





## Our Pumps & Irrigation System

By Nick Davis

The majority of our annual dues are spent towards maintaining our beautiful common areas, primarily through landscaping and our irrigation system. This irrigation system also provides every homeowner in Bristol Heights with irrigation water for our individual properties. If you have ever lived in an area without distributed irrigation, you know how expensive it can be to water your lawn using the municipal domestic water supply.

The BHNA irrigation system consists of large concrete vaults, several flow gates and valves, four powerful pumps, primary and secondary filters, and a large network of underground pipes and valves delivering irrigation water to every home in the community. We have made several improvements and have more planned to keep this system in tip-top shape far into the future.

One of the improvements we are considering is a flow meter that will show us exactly how much water we use.

If you take a walk out to the far northwest corner of the subdivision on Eagle Rd near Staples, you will see an old chain link fenced area which houses our irrigation pumps and equipment alongside the Zinger Lateral vault (which lies on BHNA property). We recently refurbished the safety cover for the irrigation vault, which had become damaged and very weathered over the years. Our risk-assessment warranted some repairs be made.

We had the metal grates reinforced with newly welded brackets and cross members. Then we treated, prepped and repainted all of the metal to prevent rusting and further degradation. To my knowledge, this vault cover had not been refurbished since the system was first installed in the late 1990's.

The pumps and associated piping within the fenced area are exposed to the elements and have signs of rust and weathering. We are looking into building a structure over the entire pump system which would dramatically reduce further degradation to this expensive system, as well as provide storage space for the association which we currently rent from a local storage facility.

Irrigation season is about to get started! With the construction of new neighborhoods in the area, Zinger Lateral requires that all neighborhoods implement a watering schedule to equalize water usage throughout the day and night. This distribution of watering times not only helps us meet our distributed-demand obligations to the lateral company but also reduces stress on our irrigation pumps which makes them last longer, ultimately saving you money. Every year we rotate our watering schedule so homeowners have each 6-hour time slot every four years. As you turn on your irrigation system please adjust your sprinkler controller to water **only** during the time allotted for your address in the table on the neighborhood website (<https://www.bristolheights.org/watering>). Thank you for adhering to this watering schedule. This helps ensure our irrigation system maintains water pressure so more restrictive measures do not need to be put into place. While we have abundant water available to us through the irrigation system, we should be conscious of our individual water usage and only use enough water to keep our landscaping healthy.

If you notice water pooling in some areas or excessively running into the gutter and storm drains, you may need to reduce the amount of time you are watering that area or adjust your sprinklers. Conservative water usage helps prevent foundation settling problems among a host of other issues. Please do your part to make sure you are being a good neighbor by watering responsibly.