



**Grouse Meadows  
Owners' Association, Inc.  
P.O. Box 2855, Hayden, ID 83835  
www.mygmoa.org**

**April 2019**

## **IMPORTANT READ**

### **Architectural Control Committee (ACC) Rules and Standards**

The condition of each property in Grouse Meadows affects, positively or negatively, the value of the surrounding properties. As does the state of the perimeter fence line and entrance areas of the neighborhood. So, upgrading the entrance areas were a welcome improvement to the overall aesthetic of the neighborhood. We are currently working on a plan for upgrading the perimeter.

One of the responsibilities of the Board and ACC are to provide oversight in ensuring Owner's abide by the ACC Rules and Standards, which help to maintain an attractive, and inviting neighborhood. So, whether you live here or rent your property, you are fully responsible to make sure it stays in compliance with the ACC Rules and Standards.

If you don't have a physical copy, you can find a copy under the tab with the same name on the GMOA website ([www.mygmoa.org](http://www.mygmoa.org)). If you receive an ACC non-compliance notification, think of it as a reminder and get it addressed. If not addressed by the 3<sup>rd</sup> notice, a \$50.00 fine is assessed.

If we all take the time to address the appearance and maintenance of our own property, we improve the value of the entire neighborhood by providing a more appealing place to live. Below are some of the most common offenses:

**Front yards** – They need to be maintained which means watered, mowed, and suppression of weeds. Parking of any type of vehicles is not allowed.

**Swale areas** – The grassy swale areas which abut the owner's property and roadway act as a water filtration system and must be kept free of debris. Parking of any kind in the swale is not allowed, as it compacts the area and affects drainage, this includes driving over the swale area.

**Parking** – Our streets are not very wide, so when possible park in your garage and/or driveway. Any recreational vehicles (RV's, trailers, snowmobiles, boats, ATV's, motorcycles, etc.) are to be stored either in your garage, on a concrete or maintained gravel parking area on the side of the home, or behind a six (6) foot fence. If none of these options are available, it will be necessary to find a proper storage facility outside of Grouse Meadows. Although it is preferred that larger seasonal recreational vehicles be stored off property, if possible.

**Graveled area next to garage and/or driveway** - Typically done for additional parking, it must be kept free of grass and weeds.

**Garbage cans** – When cans are set out at the curb for pick up, they should be removed by the evening of collection. When garbage cans are not out for pick-up, they should be stored away from public view in your garage, behind your fence or behind an appropriate screen. See an article below for some screen ideas.

**Sidewalks** - Keep the sidewalk clear of debris and vehicles, which include bumpers from hanging over the sidewalk. Trees and shrubs should not overhang or project out over the sidewalk, and must be trimmed back to allow free passage, both in height and width.

Per the City of Hayden Ordinance 311, 4-9-2002, it is the responsibility of the property owner to maintain sidewalks abutting the owner's property in a safe and proper condition. This includes replacement of sidewalks which are broken/lifted and a trip hazard. This will help prevent trip and fall injuries, in which the owner would be held liable.

**Debris** – Debris should not be stored next to your garage, on your driveway or on the front of your property. Recycle what you can, and utilize the Solid Waste Transfer Station on Ramsey Road for the rest.



### **2019 GMOA Annual Assessments Past Due**

The 2019 Annual dues billing of \$145.00 were mailed out mid-March. The due date was Thursday, 4/18<sup>th</sup>. The CCR's allow for a 10 day grace period, which means no late fees are assessed unless postmarked May 1<sup>st</sup> or later.

The late fee can add up very quickly as it is \$10/mo, and every month thereafter until the assessment is paid (CCR 4.6). For those owners' that have provided us emails and/or phone numbers, we were able to make reminder contact. If your dues are still outstanding and you didn't receive a call or email reminder, please mail in your dues payment and take this opportunity to submit your email and telephone information via the "Drop Us a Line" link on the home page of the GMOA website ([www.mygmoa.org](http://www.mygmoa.org)) for us to use in the future.

## Attention Properties Along Perimeter GMOA Fence Line

If you have any trees along the GMOA fence line, it is critical no tree limbs are allowed to lie on or push against the fence. Please remove or limb down branches that are within five (5) inches of the fence top. Should any damage occur to the GMOA fence line, any costs associated with fence repair or replacement will be charged to the lot owner.

We will be looking into scheduling a review of the perimeter fence, and if it is determined the Association needs to take action, the cost will be passed along to lot Owner. So, we would greatly appreciate Owner's addressing this issue immediately themselves.

## Easy Spring Curb Appeal Tasks

Here are a few simple things to do that go a long way in keeping your yard looking neat and tidy, and off the ACC non-compliance list:

- Treat lawns for broadleaf weeds to minimize seeds from spreading, the earlier the better.
- Don't let the lawn grow higher than 5 inches before mowing.
- Clean up leaves and plant debris to prevent pest and disease problems that can be home to slugs and disease spores.
- Put 2-4 inches of mulch around trees and plants for better moisture retention and to discourage the growth of grass/weeds.
- Cut off unwanted shoots at the base and up the tree trunk to keep a clean "specimen" look to your trees throughout the year. Besides looking messy, this type of growth takes away from growth above and further root development.
- For less evaporation and more efficient conservative lawn watering, it should be done in the cooler morning hours before noon or after 6 p.m. Watering deeply but less frequently encourages root growth and better drought tolerance.



## Methods to Screen Garbage Cans from View

Storing your garbage cans outside can sometimes be a necessity regardless of where you live. Fortunately, it's not difficult to use simple methods to hide your garbage cans from view.

One type of enclosure is a fence panel, which can be used to hide the garbage cans from view. These type of enclosures can be built or pre-built versions can be obtained at home improvement or hardware stores.

Foliage will also disguise garbage cans, as well as add curb appeal to your home. Large shrubs or bushes will easily fill in to camouflage the area where the garbage cans are stored. Evergreens such as arborvitae are inexpensive and grow rapidly.



## 2019 Neighborhood Garage Sale Fri-Sat, 6/28-30/2019

Having a neighborhood advertised garage sale can be very helpful in drawing people to the area for browsing multiple garage sale offerings. We'll be advertising the 2019 GMOA Neighborhood Garage Sale through Craigslist, Nickels Worth, CDA Press and Nextdoor Digest publications. We'll also be posting large signage at each entrance area.

So mark your calendar, start gathering items, making your lists and preparing to do a Spring/Summer cleaning and making some extra cash.

## Your Pet..You're Responsible

Be prepared with a bag to pick up after your pets when out on walks. There have been complaints of people not picking up after their dogs and of damage to property and plantings, primarily by cats. If you allow your indoor cats and dogs out to enjoy the outdoors and take care of business, be sure to keep an eye on them. Any time pets are off property they should be leashed.



Items found on the GMOA website:

- Board of Directors list
- Email link to Board
- General news
- Community events & activities
- Governing Documents
- ACC Rules & Standards and forms
- List of community agency/resources