



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

December 2018

City of Hayden Parking Restrictions during Snow Events

Noticed the new "Snow Removal Route" signs in the neighborhood? Snow is in the forecast and it's important to be aware of the City of Hayden's snow plan and plowing procedures as there have been some changes.

The City's plan is as follows:

- When snow is predicted an anti-icing agent is applied to designated locations such as intersections.
- When snow begins to accumulate 3" or more, plow equipment is deployed in pre-determined route priorities.
- **During a snow event (forecasted 3" or more), property owners should remove all vehicles from the street. Vehicles that are not removed may be ticketed or towed.**
- **Basketball hoops should be moved off city streets.**
- Hayden citizens can call City Hall at 208-772-4411 and report abandoned vehicles.
- Lastly, remember Owners' are responsible to keep sidewalks clear of snow and ice.

Update of 2018 Annual Meeting

For those Owners' unable to attend, please find a copy of the minutes included in this mailing to get caught up. The 2018 financial review and 2019 budget was also covered, see an article further on for additional information. Some exciting news is we're back to having a full five (5) member board! The website has been updated to list all of the new Board members and are noted for you below:

Jeanne Kelso-President
(2017-2019-assumed 2 yr term)
Jeanne.Kelso@mygmoa.org

Garry Newman - Board
(2018-2021 3yr term)
Garry.Newman@mygmoa.org

Lisa Knox - Treasurer/Sec
(2016-2019 3 yr term)
Lisa.Knox@mygmoa.org

Carolyn Mattoon - Board
(2018-2020 2 yr term)
Carolyn.Mattoon@mygmoa.org

Abbey Butcher - Board
(2018-2019 1 yr term)
Abbey.Butcher@mygmoa.org

Architectural Control Committee (ACC) back in action!

Besides a full Board, we also had volunteers step up to assist the Board with ACC duties. The previous 3 member Board struggled with consistency in reviewing GMOA homes for compliance with the ACC Rules & Standards. Although non-compliance letters were sent out to notorious offenders, timing wasn't regular.

The neighborhood reviews are beginning, so we wanted to call attention and make sure everyone takes the time to review of the ACC Rules & Standards. You can find a copy of the ACC Rules & Standards under the tab with the same name on the GMOA website (www.mygmoa.org).

Below are a few specifics called out that tend to be regular offenses:

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 vehicles in the swale is not allowed, as it compacts the area and affects drainage, this includes driving over the swale area.

Parking – 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.

Sidewalks - Keep the sidewalk clear of snow, debris and vehicles, which include bumpers from hanging over the sidewalk. 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 timely snow removal in the winter and de-icing when necessary. This will help prevent slip and fall injuries, in which the owner would be held liable.

Debris – Debris should not be stored next to your garage or on your driveway. Recycle what you can, utilize the Solid Waste Transfer Station on Ramsey Road for the rest or move it into your garage. Think purge!

2019 GMOA Annual Assessment and Financial/Budget Review

Although we have been billing the annual assessment in March for a few years, we still had a few people reach out questioning when the annual assessment is sent out. So, we thought we would review the purpose and timing.

The purpose of the assessment, levied equally to all 220 owners' within the Grouse Meadows Association, are funds collected for the operation, maintenance, repair, and replacement of the common area property. The common area consists of maintaining the perimeter and entrance areas, fence line and the mailbox stations. The budget established should include funding for reserve expenditures for necessary capital expenses, such as the perimeter fence.

The perimeter fence is definitely the largest capital expense, and having a sufficient reserve to pay cash for the replacement versus having to finance the expense can provide a significant savings. Hard to believe but the fence along Prairie and Ramsey was replaced the end of 2009... 9 years ago! The fence line to the east behind Marabou was replaced the fall of 2014, so only 4 years ago for that section. When we replaced the fence lines at a cost of approximately \$120,000, GMOA did not have sufficient reserves, so having to finance the fence replacement allowed us to get the much-needed fence replaced quickly but cost us \$20,000 in interest.

The Board over the past eight (8) years has maintained the annual dues at \$138.00, which covers our costs and allows for net revenue to build for reserves. So besides the fence loan being completely paid off, this past year the Board was able to complete the entrance improvements at Sandpiper and Cardinal, and we still ended the year with a positive net revenue of over \$55,000 for reserve funds.

However, the Board felt it was time to make a minimal increase to assist in the building of additional reserve funds. The 2019 Annual dues has been established at \$145.00, representing a 5% increase or \$7/year. A separate billing is sent out to each lot owner in mid-March with a due date in April. Allowing for a 10 day grace period, means no late fees are assessed until May 1st. The Board has and will continue to honor the waiving of monthly late fees for all accounts which contact us before May 1st to establish a payment plan. 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).

We utilize the annual Members' meeting to announce the up-coming years' dues, and review the 2018 financial report and 2019 budget. A copy has been included in this mailing for your convenience.

We mail the annual dues invoice out annually and we utilize the website to keep owners informed and have chosen to send out occasional reminder statements, however, the Association does not have an obligation to continue to send out delinquent reminders notices to owners' (CCR 4.4). We hope this information has been helpful. Please let us know if you have any questions.

Attention Owners/Renters 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 the fence. With winter here and impending snow, 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 not covered by GMOA's property insurance will be charged to the associated lot owner.

Updating GMOA Owner Records

In the near future, the Board has a goal to provide owners' an option to receive annual dues invoice, newsletters, or other owner communications via email. This not only would provide the Board a more timely and efficient way to communicate with owners' but also in helping GMOA reduce our costs in printing and postage.

Initially, we are working on getting owner accounts updated as complete as possible with email and primary telephone number. We will continue to use physical mailings for all items, and use the email and telephone numbers solely as a back-up means of communication for annual fee reminders.

We would like to request owners' use the "Drop Us a Line" link on the bottom of the home page of the website (www.mygmoa.org) to notify us of the following items for your owner account record to be updated, or send to Lisa Knox, GMOA Secretary, directly:

- 1) Primary email address; and,
- 2) Primary telephone number.

We thank you in advance for your assistance with this goal.

**The GMOA Board of Directors wishes you and yours a very
Merry Christmas and a prosperous New Year**