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**Grouse Meadows**

**Owners’ Association, Inc.**

**P.O. Box 2855, Hayden, ID 83835**

**www.mygmoa.org**

**November 2021**



**Announcing ‘A Better Choice, Inc.’ to Assume Management Duties**

We are happy to announce ‘A Better Choice, Inc.’, also referred to as ‘ABC Management’, has been selected to assume management duties under the supervision of the GMOA Board of Directors. We are currently working through the “dotting of i’s and crossing of t’s” and expect transition to be completed to begin the contract January 1, 2022. You can expect further information and direction in January.

All the volunteer board members over the last thirteen (13) years have participated while having full-time jobs. Over the last couple of years, the Board has considered the need to incorporate the assistance and support of a management company, to assist with the day-to-day administrative and financial responsibilities. We also believe this has impacted the ability at times to maintain a full five (5) member board, and for members to feel comfortable with volunteering for board elections at past annual meetings. This will also assist in more consistent ACC neighborhood bi-monthly reviews.

We hope this will help more owners’ be willing to volunteer their time in representing our neighborhood.

**Important Parking Reminders**

1. Recreational vehicles or equipment should not be stored on any public right of way for a period to exceed twenty-four (24) hours.
2. No recreational vehicles, boats, campers, or trucks larger than a standard pickup truck shall be parked or stored on a public right of way within Grouse Meadows.
3. Parking in the swale or on a lot’s front yard is prohibited. You can park vehicles on to the edge of the swale but no more than 1 foot.
4. No commercial vehicles over 2 tons may be parked overnight in the Grouse Meadows subdivision.
5. Personal vehicles must not interfere with the movement of traffic on the public right of way, and shall not be parked in an unsightly manner.
6. Vehicles parked in driveways shall not obstruct the sidewalk.



**Board Positions Available**

**** We will have three (3) positions to fill at the 2021 Annual Members meeting; 1 - one year, 1 – two year, and 1- three year term need to be filled to begin January 2022.

We hope knowing there will be a management company in place to handle the day-to-day business will help those interested in volunteering their time to have more confidence in running for the Board this year.

If you have an interest in participating on the Board and want to be included in the upcoming 2021 Board elections, please notify the Board through the "Drop us a line!" link at the bottom of the home page or email to Secretary@mygmoa.org.

**2022 Annual Dues to Be Billed mid-March 2022**

The 2022 Annual dues have been set at $ 186.00/lot, and as in previous years, will be mailed out mid-March. Dues will be due 4/19/22, and will receive a late fee if not postmarked by 5/1/2022. As noted earlier, the Board has hired a management company to start managing GMOA as of January 1, 2022. So, the 2022 Annual dues billing will be sent from the management company with a new remittance address. In addition, for those owners that would like to remit payment with a credit/debit card, the management company does provide that option with a 3% surcharge.

As always, anyone unable to pay the dues in full by the due date can set up a payment plan in advance of May 1, 2022, which will prevent any late fees from accruing on your account.

**Winter is Coming – Some Reminder Items**

* Owners’ along the perimeter need to review and trim limbs which are 5 inches or less from laying on the fence or that are pushing against the fence. Also, please remove anything which is growing on, laying against or piled against the GMOA perimeter vinyl fence. Arborvitae and other evergreen type shrubbery up against the fence should be reviewed as well, and trim off any growth pushing against the fence. Remember, Owner's will be held responsible for any damage caused to the GMOA vinyl fencing. Please be mindful to pick up any debris which falls from your lot onto the perimeter lawn, entrance areas, or your neighbors’ lot.
* Remember to use the Solid Waste Transfer Station on Ramsey Road to get rid of all the yard debris or any other items you wish to dispose of like paint, tires, etc. for free. Call (208) 446-1430 or go to: http://www.kcgov.us/departments/solidwaste for more information
* Snow plowing begins once the roadways have accumulated 3” of snow. Plow crews begin with emergency routes and then the main and collector streets. If 4+” of snow is forecasted with temperatures staying around freezing, residential streets are the next to be plowed. The width on our streets is tight with cars being parked on the street, and when you add snow to the mix, it can be tough to maneuver.
* Vehicles, basketball hoops, trailers and personal property must be removed from the street, right-of-way and swales. This helps our plow drivers remove as much snow as possible, and keeps the roadway stay as wide as possible as the snow accumulates.

**2021 Annual Members Meeting – Thursday, 12/2/21 6:30 pm**

Please mark your calendars and plan on attending the 2021 Annual Members meeting to be held Thursday, 12/2/21 at 6:30 pm at the Elks Lodge located across from Grouse Meadows on Prairie Avenue. If you are unable to attend, we ask that you please send in your ‘Proxy for Quorum’ as soon as possible. You will find it included with the annual meeting notice contained with this mailing.

At last years’ annual meeting, we were unable to hold Board elections due to not attaining the quorum requirement of a minimum of 33 lots being represented in person or by proxy. We hope to have your participation in person, but if not, please assist in meeting quorum with your proxy to allow for action to be taken at the meeting.

**Architectural Control Committee (ACC) Refresher**

Trash Containers – It is important trash containers are brought in the day of garbage pick-up. Keep your trash receptacle in your garage, stored behind your fence or behind an outdoor screen when it’s not at the street for pick-up.

Sidewalks - Keep the sidewalk clear of debris, vehicles, and clear of snow and ice. 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 and to repair all damage to sidewalks.

Swale areas – They act as a water filtration system and must be kept free of debris. Do not park more than 1 foot into swale to prevent compaction.

**Update on Mailbox Replacement with Lockable Cluster Box Units (CBU’s)**

Delays continued which have pushed our project into 2022. However, the Board feels confident we’ll be able to move forward in the spring, as soon as weather permits. All of the CBU’s will continue to be stored with the vendor until ready to be installed.

Prior to the completion of the CBU installation, there will be a distribution process outlined and provided to all Owners’ to receive the CBU keys. Keys will only be distributed to the Owner of record reflected in Kootenai County Assessor records. For rentals or properties owned by a corporation/organization/trust, verifiable authorized documentation will need to be provided to receive the CBU keys.