



AN URBAN FOREST COMMUNITY

Bristol Heights Neighborhood Association

Fall 2020 Newsletter

President's Report

The objective of this newsletter is to relay important information to you in advance of the Bristol Heights Neighborhood Association Annual Meeting. A productive annual meeting is one where members arrive well-read and informed. That way, our discussion at the meeting can allow time for deliberation of innovative and creative concepts and ideas. To observe that this year has been extraordinary seems superfluous. Yet, as a community association we have seen challenges and made great progress at the same time. There is no question that the pandemic impacted even the routine operation of our association as the illness did indeed land a direct hit. There were 2020 objectives we set in 2019 that simply did not get all the attention and effort they required. Regardless, in reviewing the last several months we did make remarkable progress in many areas:

Key Accomplishments and Actions since 2019 Annual Meeting

1. Appointed two non-voting members to supplement the existing three directors of the board
2. Adopted an organizational structure for the board team with defined assignments
3. Hired a highly effective ballot collection team and completed the vote on the property sale to ITD
4. Via ballot team, garnered insight from the community on perceptions and concerns
5. Met or exceeded **ALL** our scheduled commitments to ITD
6. Opened new supplemental accounts with Cap Ed Credit Union
7. Finalized and signed the contractual documentation with ITD
8. Closed escrow with ITD on Chinden ROW acquisition and deposited the sale settlement funds
9. Witnessed the beginning of the Chinden project and the sadness of the necessary demolition of the north flank
10. With ITD, inspected the integrity of the full subdivision Zinger lateral pipeline before water flowed in April
11. Temporarily suspended interest charges on past due accounts
12. Authorized replacement of Elmsprings playground
13. Completed certified inspections of all playgrounds
14. Engaged community volunteers and initiated important committee work

The Road Ahead – Key Initiatives

15. FY2021 financial plans, reserves, and taxes
16. Committee development and volunteer opportunities
17. Enhanced community activities and participation
18. Governing documents amendment
19. Irrigation network maintenance
20. Development of Tapestry Park
21. Major urban forest management program
22. Chinden entry monuments design and construction plans
23. Pump house consideration and plans
24. Continued landscaping modifications to adapt to the evolving tree canopy and root systems
25. Refurbishment of Eagle entry monuments
26. Landscape lighting refurbishment
27. Acceptance and transition of responsibility of Chinden frontage

In the end, there remain many objectives that the Board wants to bring to fruition for the benefit of this community. As you read through the contents of this newsletter, you will gain some valuable insight as to what your association does. Notwithstanding the professional services of our management company, the bulk of our association's operational leadership and decision-making is provided by volunteer members that live here just like you. The current board make-up is three elected and official voting directors: Debra Bliss, Ted Dawson and Joe LaGue. Last year we appointed Rand Spiwak and Nick Davis to serve the association as non-voting members of the Board. While they are not official elected members of the board, their role has been effectively equal in the deliberations and decision-making process. Randy and Nick have strengthened our discussions, added depth to our team, and improved our effectiveness.

At our September board meeting we discussed the upcoming election and desire to serve the association on this board. All five agreed and are willing to continue their service for another year. There is active work to be completed. I am proud of the time and effort that these selfless individuals bring to the service of this community. Their vision and commitment to finish the work is commendable. Regardless of your perception of what an HOA does, I hope that you will extend a warm thank you to my four colleagues for the contribution they make for your benefit.

-Joe LaGue, Chair

Annual Meeting: Tapestry Park - October 17 - 2:00 PM



By now you have likely received the Annual Meeting notice. If you do nothing else regarding the meeting, please sign and return your proxy in the self-addressed-stamped-envelope that was provided. We must have a quorum to hold the meeting and conduct business and proxies allow us to conduct official HOA business even when many members of our community are unable to attend the meeting in person. This year we will adjust to the requirements of COVID-19. From a practical standpoint, a meeting in person works best for our prime objectives of the annual meeting: The election of directors. An appropriate indoor venue is not readily available for the size of our assembly. We will have a tent canopy set up at the main park (Tapestry and Bristol Heights) to protect paperwork in the event of rain. Otherwise, this will be a

bring-your-own-chair event. Bring a mask as well and expect to wear it at times when you are unable to maintain the appropriate social distance from others. The existing members of the board of directors have agreed to be nominated to serve an additional term. Nominations may also be made from the floor. It is anticipated that this will be a fairly 'light' meeting. While there will be some opportunity for discussion, the event will be brief by comparison to last year's meeting. Please return your proxy without delay.

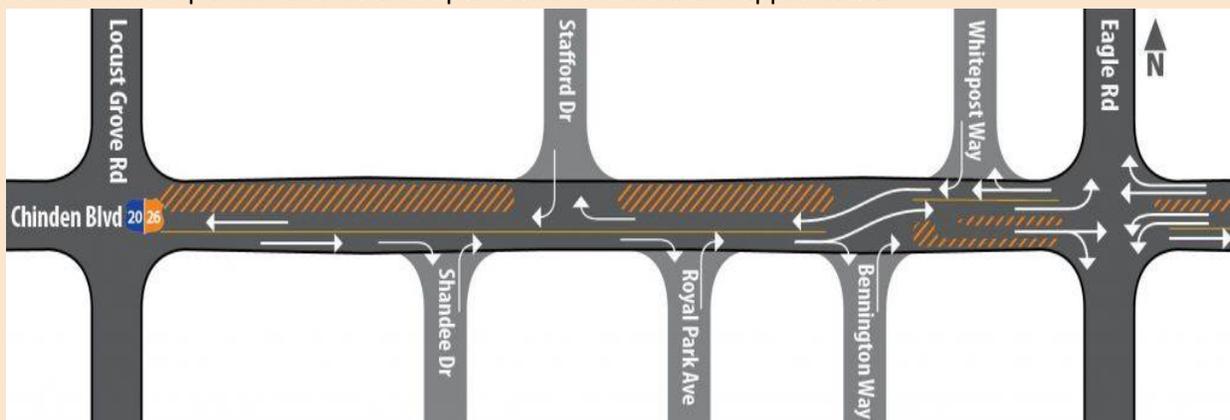
Irrigation Water Anticipated Shutdown: Thursday, October 8th, 2020

Chinden Expansion Progress

ITD's progress with the Hwy 20/26 construction effort is evident. By the time you read this, the new asphalt paving and the coating of the sound wall will be well underway. It is unclear when the landscaping will be installed as the seasonal change is upon us. The 20/26 corridor is a massive project. Bristol Height's participation and the cooperative relationship with the construction teams at large have exceeded expectations. Thank you to all residents for your patience. The new look for Bristol Heights will be appreciated once completed.

Chinden Traffic Pattern: Discontinue Northern Exit/Entrance

ITD and the general contractor request that Bristol Heights' residents eliminate or minimize their use of the northern access points on Bennington and Royal Park until the paving to Eagle road is completed and the new permanent traffic patterns are established. When exiting onto Chinden, left turns should not be attempted at any time. Both intersections will become "right in and right out" only. Your safety, the safety of other motorists and certainly the safety of exposed construction workers is paramount. Your cooperation is essential and appreciated.



For further details go to <https://itd.idaho.gov/news/additional-lanes-on-chindenwest-corridor-complete-from-idaho-16-to-linder-road-work-to-the-east-progresses/>

Non-Compliance Begets Non-Compliance

Our management mails a lot of "reminder" and "it has been brought to our attention that" letters to residents. We would rather they not have to do this. There is a much better way to avoid that need with awareness of our mutually agreed obligations. A few helpful reminders are included in this newsletter.

Community Yard Sales

We scheduled and held two community yard sales this year in May and September. They appear to have been successful and busy. These events generate a lot of vehicular and pedestrian traffic. We are likely to plan two events next year.

Architectural Control Committee Approval

Please remember that all improvements to the exterior of your home and property require review and approval. Before you begin your project, please plan to submit your changes to the Architectural Control Committee for review. Fencing, roofing, exterior painting, installing a pool, patio cover, all exterior structures or additions, or large landscape improvements to your home requires review and approval BEFORE work can begin.

Please request the ACC form from Management or you may download it from our website: www.bristolheights.org/acc-requests. You can also obtain the form by logging onto the Sentry Management Website/Portal and navigating to the Information Center/Architectural Standards and Guidelines section.



Parking and Storage of Vehicles and Equipment



Boats on trailers, Flat trailers, campers, RV's, motor homes, recreational or extra vehicles and equipment may not be parked or stored on the street or in your driveway except during active loading and unloading. If stored on your property, such equipment should be completely shielded from street view. Any automobile or other vehicle routinely used by any owner should only be parked in the driveway or garage. Please do not park beyond 72 hours along the street, and never on the sidewalks.

Resolution Waiving Assessment Interest on Late Payments

As health and economic concerns regarding COVID-19 escalated in April, the Board of Directors recognized the challenges it might present within our community. Anticipating that some members might face financial hardship, the Board took action to mitigate late payment penalties. All interest fees have been suspended on past due accounts, except those assigned to attorney collections. This was done retroactively from March 1, 2020 through December 31, 2020. Effective January 1, 2021, interest fees will automatically be invoked on past due accounts going forward. We encourage those with past due balances to bring their accounts current before year end while penalties are suspended.

The text of the Board's resolution waiving assessment interest is below:

Bristol Heights Neighborhood Association, Inc.
Fees Amnesty Resolution: No. 2020-5

WHEREAS, the Board of Directors as of August 18, 2020, has determined to establish an extension of the prior resolution No. 2020-4 dated April 14, 2020 for the temporary collection rule and policy change as to fees for late payment and interest of annual owner assessment accounts.

WHEREAS, AS HAD BEEN RESOLVED in Resolution 2020-4 dated May 14, 2020, a reversal and suspension of application of interest charges was applied to all owners' assessment accounts from March 1, 2020 through August 31, 2020, 6 Months.

NOW THEREFORE BE IT RESOLVED THAT a continuing suspension of application of interest charges is to be applied to all owners' assessment accounts from September 1, 2020 through December 31, 2020, 4 Months.

In addition:

1. Reminder notices and late notices, via U.S. Mail, are no longer suspended.
2. All accounts currently under attorney collection actions are excluded.

All prior adopted collection actions then may resume on January 01, 2021, unless otherwise directed by the Board of Directors.

The undersigned certifies that they are a duly elected Director of the Corporation, that the above is a true and correct representation of the direction of the Bristol Heights Neighborhood Association, by its Board of Directors and that on the **18th day of August, 2020**, the Resolution was adopted.

Do We Have Your Email Address?

We currently have a large percentage of owners signed up to receive e-mail communications. Email is the fastest, most economical way to disseminate important information, especially during irrigation seasonal startups, blowouts and shutdowns. Homeowners are encouraged to contact Chuck at cdegenhardt@sentrymgt.com and sign up to receive emails via the Constant Contact system. You may also visit this link and register with Sentry on our Portal: [Click Here for Community Pro](#)

New Playground for Elmsprings

The Board has selected Recreation Today to replace the playground equipment at Elmsprings park. Construction is expected to begin in October. The existing pit will be moved slightly toward the west to accommodate a different footprint and fall zone. The contract is just under \$60,000.



Future Enhancements to Tapestry Park & Other Opportunities

Is it possible to add some additional amenities to the main park and others? Yes, potentially. Replacing a playground or refurbishing lighting is an anticipated capital replacement that is anticipated by design. The Board has the authority to do so when required. However, installing a major new common area element that adds to the facilities and commits to future maintenance expense warrants a decision of the general membership. While enhancements may be desirable, and we can do these things, they also come with a price tag. This is discussed further under '*participation in projects*'.

Honorable Mention: Front Yards of Bristol Heights



As fall settles in and we prepare to witness the extraordinary color display of our arboretum, it is appropriate to mention the appearance of many of our residents' yards this year. Of course, gardening became a national pastime last season, perhaps like never before. Many of the displays of creative color and green-thumb skills were simply amazing. We would like to encourage a group of interested homeowners to showcase some of our members' landscapes next year in a photo spread. A big thank you and a tip of the hat to those that made our community so much more attractive. Beautiful and satisfying work!

Finances: ITD Settlement, Taxes, Operating Budget, Reserves

We have been fortunate. The sale of the Chinden common area property – to accommodate the right-of-way expansion – was a windfall that helps our association a great deal. There is history of which most members are familiar. Almost ten years ago, our association spent about \$500,000 in borrowed funds to replace an existing pipeline that was failing. We then spent the next seven years paying off the loan. Our cashflow was limited over that period. Funding-restricted reserves (savings for future maintenance, liabilities, and capital improvements) came third to the loan payments and operating expenses. The loan is now paid off. The association has placed the settlement funds from ITD in the bank. Now we need to work on the tax liability of the sale and gain. The reserves study that was completed in 2018 provided good visibility of our long-term obligations and revenue requirements. The settlement funds helped but they do not fully satisfy our funding requirements. Although we do not anticipate a change in annual assessment (or dues) from \$508/yr for 2021, it is reasonable to suggest that the dues will increase in the future. We have not increased the dues since 2010. Revenue requirements can be reasonably managed with small incremental year-over-year increases. Bristol Heights' financial status is good and key aspects of our analysis projections span a thirty-year outlook. We also have a savvy team of individuals at our financial helm. They fully understand that sound fiscal management is an imperative.

Participate in Projects and Community Improvement

There are several opportunities for community service and volunteering with the HOA. Contact Sentry Management to express your interest in one or more of the following projects or committees:

- **The Architectural Control Committee (ACC)** has one of the most important and challenging responsibilities. Homeowners are obligated to submit plans for review by the ACC prior to beginning any new improvements or alterations to their property. This includes painting and roofing. Maintaining an attractive and harmonious appearance of the individual homes enhances the overall curb-appeal of Bristol Heights. The ACC also supports the Board with compliance enforcement in accordance with our established policies and our legally binding Covenants, Conditions, and Restrictions (CC&Rs). We are working to define an updated evolution of guidelines now.



- **Community Activities Committee** is coming back to life. There was a time that Easter egg hunts were an annual event. The list of events and activities that we can enjoy is nearly unlimited.
- **Urban Forest Management Committee** is branching out into the field! Seriously, this team has begun its work to geo-locate and build a database of each of our common area trees. We have approximately 750 trees living on common area. Their care is a massive project. The learning opportunity for this committee is superb. Ultimately, we hope the knowledge attained will spill over to aid individual owners' care of their trees.
- **Governing Document Revision and Amendment** will affect all of us and we have a small committee with its work underway. The original Declaration(s) of CC&Rs for our association are nearly 25 years old. These comprise separate CC&Rs for the 21 phases of Bristol Heights and were primarily written for the declarant's development and original construction of the neighborhood – more so than its operation and management, in perpetuity, by the homeowners. We are working on the amendment to our CC&Rs and our association bylaws. If you want to have a hand in the revision of our community's 'owners operating manual' stay tuned and involved. Ultimately, the revisions will be put to a vote of the members.
- **Landscape Evolution Committee** will involve the symbiotic integration and coexistence of the key components of our landscape features: irrigation, trees, groundcover, hardscape, ornamental, and lighting. At present, there is a relatively small number of members that are familiar with the scope of our landscaping. It's fifteen acres of fun and is loaded with aging challenges! What do we want it to look like in 2 years? 5 years? 15 years and beyond? What's your vision?
- **Entry Monuments Committee** is a fabulous opportunity to be involved in the design of new entry monuments within the remaining footprint on Chinden as well as the refurbishment of the monuments on Eagle. As part of the ITD agreement, we have set aside funds for the association to hire resources to design and build the replacements after ITD has completed their project. We want this to be a project management effort to involve a few volunteer members of the community with the skills and creativity to run a great program.
- **Park Facilities Committee** is destined to be the team that develops a vision for how we might add to the existing park and common area amenities. Desirable and affordable concepts, consensus building and ultimately, member approval, will be key to implementation.

Property Development on Surrounding In-Fill Land



The Three Corners Ranch (TCR) residential development, to our west, is being graded. TCR will likely be under construction for several years. At some point, W Barclay street will open to the community and will contribute some added traffic to our collector streets.

Over on Eagle and immediately south of Bristol Heights, a new storage facility will be built on the northern half of the parcels divided by Audra Lane. The southern section is now owned by the developer that originally sought approval to build an apartment project. Both projects have been approved by the City of Boise. The storage project is beginning to mobilize for ground-breaking and grading. The status of the apartment development is unclear, with no known start date.

Contact Info:

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www.SentryMgt.com www.BristolHeights.org

BHNA
**Organization &
 Responsibility
 Structure**

Adopted
 9/15/2020

