

NEWSLETTER

Banbury Meadows Homeowners Association

March 2017

(Banbury HOA Website: <http://www.banburymeadows.org>)



Annual General Membership Meeting **Wednesday, March 22nd**

Our Annual HOA Meeting will be held on Wednesday, 22 March at the Banbury Golf Club-house. There will be a "meet and greet" at 5:30 PM and the official meeting will begin at 6:00 PM. The following Agenda is provided for your information and planning:

- Welcome/Introduction of Board Members
- Banbury Golf Club: Jerry Breaux, Dir of Golf
- Flood Plain: Mike Williams, City of Eagle
- Minutes of 2016 Annual Meeting
- Landscape Update
- 2016 Final Financial Report
- Budget for 2017
- Proposed Amendment to Bylaws -Annual Audit
- Homeowner Questions
- Election of Board Members
- Adjournment

The official meeting notice, and related documents, have been sent to homeowners by DSI. If you did not receive the packet contact our Association Manager (DSI), Brenda Hines at Tel # 208-939-6000 or by email brenda@dev-services.com.

Board of Directors

A.J. Allen, President
John Bialke, Vice President
John Boyd, Secretary
Gary Gribben, Treasurer
Gwen Wilson, Director

Board of Directors, The Villas

Jeff Hill, President
John Boyd, VP/Secretary
Phil Almeida, Treasurer

Architectural Committee

Gerry Bertero, Chairman
Cindy Maier, Member
Ronda Oliver, Member
Dee Osborne, Member
Linda Scafetta, Member

Management Company

Development Services Inc.
9601 W. State Street, Suite 203
Boise, ID 83714
Brenda Hines, Association Manager
Tel Ph # 208-939-6000
Email: Brenda@dev-services.com

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WINTER 2016/2017
SNOW SNOW EVERYWHERE !

The Board of Directors want to thank all of our homeowners for their support and understanding during this last Winter's excessive snow fall. This once in 30 year event posed many challenges for us and you all did a great job keeping our sidewalks, street drains and driveways clear and accessible. As shown by the photos below the heavy snow fall made driving within our community very difficult.



The Board appreciates the support and positive feedback it received from our members for the decision made to contract commercial snow removal services during our most severe snow accumulation. For your information, since this funding expenditure was unexpected, the Board has decided to establish a line item within our budget setting funds aside to cover similar events in the future, hopefully this will not be required on a yearly basis. Thanks again for your support!



THANK YOU VOLUNTEERS

The Board and the entire HOA want to thank the group of Volunteers below for their hard work, completed last September, in clearing vegetation and debris from the stream located between the BBGC 16th Tee Box and Chipper Way (what a great looking team, the group had fun, a few beers and enjoyed the sun!!)



Volunteers (left to right): Gary Gribben, Joe Capopardo, John Bialke, Cindy Garner and Mike Garner (and John Boyd, behind the camera)



Great Job !!!

Are you interested in Volunteering for a community project?? If you are please contact Brenda Hines at DSI.

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Landscaping & Irrigation



2016 was a busy year for our HOA Landscaping company, Aloha Gardening. Aloha under the supervision of Operations Manager Michael Addis did an excellent job maintaining our common areas, i.e. main entrances and street islands/circles, etc. In 2017 our plans call for the planting of primarily perennials at the entrances and (subject to funding) this will be expanded to include the street islands and circles. Last season Aloha removed and replaced a number of trees that were either dead or diseased and replaced the landscaping located on the street island on the corner of Colchester and Mary Post. In February they completed the 1st third of our a major pruning project which will run over the next three years. The flower beds on the west side of Chipper Way (across from Oakhampton) were redesigned and excessive plants and overgrowth removed. We believe the services provided by Aloha continue to be excellent and we expect to make significant improvements to our community landscaping this season.

Homeowners with suggestions on landscaping improvements or who would be willing to serve on a Landscaping Committee are asked to contact Development Services, Brenda Hines.

Irrigation Up-Grade

Last year pump station #3 was reactivated in order to increase both the volume and quality of our irrigation water. Late in the season it became apparent that the aging mechanical pump controllers were not able to maintain the increased water pressure properly. In an effort to correct this problem new electronic controllers were installed at the end of the season and we fully expect this will correct the erratic water pressure problems that have been reported by some homeowners.

Tentative date to turn on the irrigation, week of 17 April, will be confirmed by email.

Mail Box Replacement/Maintenance

Homeowners are reminded that the maintenance and replacement of mailboxes is their responsibility. Approved oversized mailboxes and replacement posts can be ordered through Veritas Maintenance, John Fitzgerald, Ph # 208-440-0231 or via email at: john@veritasmaint.com. If you have any questions or need further details in this regard please contact our DSI Association Manager, Brenda Hines.

2016 CC&R Amendment Ballot Count

In the Spring 2016 the Board of Directors sent voting ballots to all homeowners proposing changes to the following sections of our CC&R's:

- Reserve Study - 5.5.2.2.1 and Reserve Account Limits - 5.5.2.2.2
- Surplus Monies - 5.7.3
- Set Up Fee - 8.3
- Improvement of Drainage and Utility Easement Areas - 13.3.1

Note - amendments are listed on pages # 6 & # 7.

After numerous ballot re-mailings these proposed changes/amendments received the necessary percentage of votes for approval as follows:

- | | |
|--|--------|
| • Reserve Study 5.5.2.2.1 and Reserve Account Limits 5.5.2.2 | 66.88% |
| • Surplus Monies 5.7.3 | 67.84% |
| • Set Up Fee 8.3 | 63.36% |
| • Drainage Utility Easement 13.3.3 | 64.32% |

We want to thank all of our homeowners who participated in this process by voting and keeping our CC&R's up-to-date and relevant to the needs of our community and efficient operation of our association. Every homeowner is strongly encourage to participate in our voting process, remember each vote counts, failure to complete and return your ballot has a negative impact on the management of our association. Thank you!

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**Does Banbury Meadows HOA
increase property values?**

That is a tough question to answer and some folks will even argue an HOA reduces property values since they don't like any CC&R covenant restrictions on home ownership. However, if you live next door to a property or on a street where multiple properties aren't kept in good order and repair, and you place your property on the market, it is logical to expect fewer potential buyers than if you lived in a neighborhood where every property was well maintained. More buyers generally result in higher real estate values.

What is the primary purpose of the Banbury Meadows HOA? The best answer is that it provides a valuable life style choice to homeowners. It makes sure you don't live next door to someone who is a backyard mechanic with 6 older vehicles in various states of repair parked outside, or has a purple (or whatever color you don't like) house, or mows their lawn only once a month. In addition, it provides low cost irrigation water, maintains common area landscaping, increases security and safety through streetlights, arranges Holiday lighting and, in extreme circumstances, contracts for snow removal.

So what's the true value of our HOA? Our neighborhood conveys an impression of an upscale, well-tended community where an investment in a home will be protected. It creates a better neighborhood for our homeowners.

Community Compliance Inspections

Part of what makes Banbury Meadows an enjoyable place to live is well maintained homes and landscaping, the lack of inoperable cars or recreational vehicles parked in the driveways and visually obtrusive garbage cans.

To safeguard the aesthetics of our Community, and on behalf of the HOA Board, Development Services Inc (DSI) conducts periodic neighborhood visits to ensure compliance with CC&R covenants. During their visits, DSI is on the lookout for obvious violations of these documents---as well as investigate and respond to complaints from residents. Should any violations be noticed, DSI communicates with the homeowners, edu-

cates them on rules in question and explains what actions need to be taken to bring a property into compliance.

Most homeowners are in compliance with covenants. However, if you are unfamiliar with them, we suggest you review the rules and regulations. If you don't have a copy of the guidelines for any reason, they are available on our HOA website or you can contact DSI and they will provide them to you.

DID YOU KNOW.....

In accordance with section 4.1.2 of the CC&R's, "No improvements or landscaping shall be built, made or placed on an HOA property/lot or remodeled, refinished or modified/alterd in any way, which will be visible above ground or will ultimately affect the visibility of any above ground improvement/structure, without the prior review and approval of the Banbury Meadows HOA Architectural Review Committee".

ARC review forms can be found on the Banbury Meadows website (www.banburymeadows.org) under "Homeowner Information", see item # 3. Specific guidance on improvements is also provided. Review forms are also available on the Development Services website (www.dev-services.com). Select Banbury Meadows to find the ARC forms and guidelines.

Upon submission of the application form to DSI, it will be forwarded to the Architectural Committee for review. Depending on the complexity of the project, homeowners can expect a timely response to their request by email.

Planning note:

Due to possible repairs needed in the future, homeowners are reminded that any expensive or elaborate landscape planning should not be considered near the HOA mainline irrigation location.

If you have any questions or need further details concerning this process, please contact Brenda Hines, DSI Association Manager, at Brenda@dev-services.com (208-939-6000).

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Semi-Annual Garage/Yard Sale
Saturday, 29 April

Our Semi-Annual community garage/yard sale is scheduled for Saturday, April 29th, from 8:00 AM to 6:00 PM.

Each homeowner is responsible for their own sale. The sale is always well attended and a good way to clean out those garages and closets. Homeowners are reminded not to display items on sidewalks or along (street) curbs.

This event will be advertised through the use of banners at our main entrances to Banbury Meadows and an announcement on Craig's List.

If you have any questions or need more information in this regard, please contact Brenda Hines, our Association Manager at DSI, Tel# 208-939-6000 or by email at brenda@dev-services.com.

Most Common CC&R Violations

In an effort to better maintain the appearance and safety of our community homeowners are requested to pay special attention to the following CC&R's, Resolutions and Requirements:

- 4.12: Trash receptacles can only be placed on the street, against the curb (not on sidewalks) between dusk on Sunday and must be put away by dusk on Monday
- 4.1.2: ARC application required for all exterior maintenance to homes and landscaping. Direct questions to DSI for more details.
- 4.14: As amended; parking of recreational vehicles on driveways permitted for a period of not more than 72 hours.
- 4.7: Homeowners must maintain the exterior of their homes in good repair, including landscaping.
- 4.19: Maintain control of pets when off the owners property (leashed) and clean up after them during walks in the neighborhood.

- 4.20: Keep trees and bushes pruned back off public sidewalks bordering homeowners property and streets, allowing for 8 feet of clearance above the sidewalks.

Community Social / Miscellaneous News

Banbury Ladies Luncheon Group:

The Banbury Ladies Luncheon Group meets the second Wednesday of every month. If you are interested and have not already signed up, please let us know (see below) if you would like to attend.

This gathering is a great way to connect or reconnect with folks in and around Banbury Meadows. We love making new friends and reuniting with old friends.

The group gets together at noon on the second Wednesday of every month at a different restaurant. To obtain an invitation and additional information, please send your email address to: judy.borchelt@gmail.com or call 208-501-6071.

Banbury Ladies Golf Association

The Banbury Ladies Golf Association will be hosting their Kick-Off Meeting on Tuesday, April 11th @ 5:30 PM in the Banbury Golf Club Harbottle Room.

For additional details and information please email: banburyladiesgolfassn@gmail.com.

ATTENTION HOMEOWNERS

For all the latest HOA & Homeowner information, including general news, announcements, documents, CC&R's, plat maps, main irrigation diagrams, etc., log onto our Website at:

<http://www.banburymeadows.org/>

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ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=2 LISA BATT
DEVELOPMENT SERVICES

2016-106838
11/04/2016 08:16 AM
AMOUNT:\$13.00



**September 2016 Amendment of
Banbury Meadows Subdivision Restated Master Declaration
Of Covenants, Conditions and Restrictions**

Pursuant to Article XV, Section 15.3.2, the Owners hereby amend the Banbury Meadows Subdivision Restated Master Declaration Of Covenants, Conditions and Restrictions, dated April 16, 1999 and recorded as Instrument 108009071 in the Records of Ada County, as previously amended by Instrument 2015-086068 ("the Declaration").

This Amendment adds new section 5.5.2.2.1 and 5.5.2.2.2 requiring a reserve study and limiting use of the Reserve Account, respectively. It then amends section 8.3 to allow for transfer fee charges. Finally it also amends section 13.3.1 to reallocate the cost of damage created in drainage and utility easement areas.

Amendments

I. Adopting:

5.5.2.2.1 Reserve Study. The Board shall prepare or have prepared a written reserve study. The reserve study shall describe the life expectancy and estimated cost to replace Association assets with life spans of less than thirty years. The reserve study shall include a list of all such assets and a plan to fund all expected replacement costs. The reserve study is to be updated from time to time based on life span experience and cost analysis. Updates that include a new asset not previously specified in the reserve study must be approved by a majority of homeowners present in person or by proxy at a meeting duly called for such purpose. A "Dedicated" reserve account is to be established and funded from the annual budget as required by the reserve study.

5.5.2.2.2 Reserve Account Limits. Once money has been deposited into the "Dedicated" reserve account created pursuant to Section 5.5.2.2.1 the Board is not authorized to spend it on any item not included in the Reserve Study described in 5.5.2.2.1 unless the majority of homeowners present in person or by proxy at a meeting duly called for such purpose vote to authorize the expenditure.

II. Adopting:

5.7.3 Surplus Monies. Surplus money, positive net income (at the end of every budget year after total expenses have been paid for that year) is to remain in the operating expenses checking account and be classified as "general reserves". General Reserves may accumulate over time and are to be used with discretion for capital improvements or unexpected expenses not forecast in the operating budget or the dedicated reserve study that would otherwise require a special assessment.

III. Delete the current Section 8.3 and replace it in its entirety with:

8.3 Set Up Fee. The Association shall collect from each new purchaser of a Property a fee in the amount set from time to time by the vote of the Board to cover any costs incurred for processing and entering new member information. The fee shall be a limited assessment and a lien upon the Property.

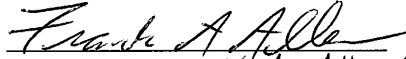
IV. Delete the current Section 13.3.1 and replace it in its entirety with:

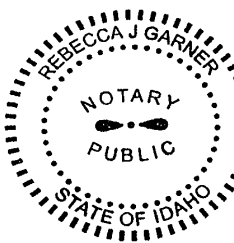
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13.3.1 Improvement of Drainage and Utility Easement Areas. The Owners of Building Lots are hereby restricted and enjoined from constructing any Site Improvements (i.e. walkways, patios, fire pits, ponds, decorative walls, etc.) upon any drainage/utility easement areas as shown on the Plat of Banbury Meadows Subdivision or otherwise designated in any recorded document which would interfere with or prevent the easement from being used for such purpose; provided, however that the Owner of such Building Lot and the Grantor or Master Association shall be entitled to build and maintain landscaping on such easement areas subject to approval by the Master Association Architectural Committee. In addition, the Owner of such Building Lot may build and maintain Site Improvements on easement areas subject to approval of the Master Association Architectural Committee. Landscaping and Site Improvements may not be permitted to obstruct access to the easement area by the Association. If access to the easement area required for regular repair or maintenance and performance of the Association duties results in damage or destruction of landscaping, the Association shall substantially restore the landscaping and fencing to its original conditions, at the Association's expense. However, costs to restore Site Improvements damaged due to the Association's need for access, shall be the sole and exclusive obligation of the Owner of the Building Lot. If the access is required by, or caused by, any conditions or act or circumstance whose fault is attributable to an Owner, or an Owner's predecessor in title, their agents, guests or invitees, the Association may assess all of its costs, including costs of repair, against the Owner and the Owner's property.

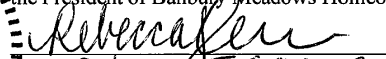
Certification

We hereby certify and attest that the foregoing amendments have been approved by the vote or written consent of Owners representing more than fifty percent (50%) of the votes in the Master Association.

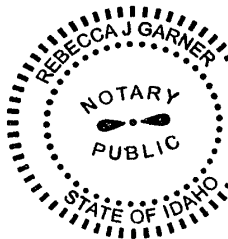

Name: FRANK A. ALLEN
President



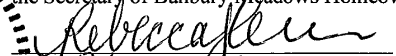
SUBSCRIBED AND SWORN to before me this 31 day of OCTOBER, 2016 by FRANK ALLEN (name), who has proven, or is known to me, to be the President of Banbury Meadows Homeowners Association, Inc.


Name: REBECCA J. GARNER
Notary Public for Idaho
My Commission Expires: 8-1-2021


Name: JOHN W. BOYD
Secretary



SUBSCRIBED AND SWORN to before me this 31 day of OCTOBER, 2016 by JOHN BOYD (name), who has proven, or is known to me, to be the Secretary of Banbury Meadows Homeowners Association, Inc.


Name: REBECCA J. GARNER
Notary Public for Idaho
My Commission Expires: 8-1-2021