

NEWSLETTER

Banbury Meadows Homeowners Association

March 2018

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



Annual General Membership Meeting **Wednesday, 21 March**

Our Annual HOA Meeting will be held on Wednesday, 21 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
- ACHD: Craig Quintana & Chelsea Holt
- Planning & Zoning: Mike Williams, City of Eagle
- Minutes of 2017 Annual Meeting
- Summary of HOA Activities
- 2017 Final Financial Report
- Budget for 2018
- Homeowner Questions
- Election of Board Members
- Adjournment

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

Board of Directors

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

Board of Directors, The Villas

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

Architectural Committee

Gerry Bertero, Chairman
Beth Creamer, Member
Jan Hall, Member
Ronda Oliver, Member
(Vacant), 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

NEWSLETTER
Banbury Meadows Homeowners Association
March 2018 - Page 2

Landscaping & Irrigation



Note: Irrigation activation/turn-on is tentatively planned for the week of 9 April 2018.

Aloha Gardening, under the supervision of Operations Manager Michael Addis, did another excellent job providing our association landscaping and irrigation services for 2017. Many challenges were faced last season following the harshest winter experienced in the valley in 30 years. In addition to the heavy snow fall and cold weather the spring thaw brought with it flooding of the Boise River and surrounding areas that extended into the summer season. As a result our planned landscaping enhancements, planting of new shrubs and flowers, had to be put off until we could assess the potential damage that may have been caused by the harsh winter and flooding. Fortunately the flooding did not cause any major damage to the common areas or irrigation system; however the landscaping improvements planned for 2017 had to be delayed until this spring. In February the 2nd phase of Aloha's tree pruning program was completed and the final 3rd phase will be performed in late 2018 or early 2019.

Irrigation - the enhancements made to our irrigation system in 2017, i.e., pump replacement and installation of automatic self-cleaning filters, did greatly improve our overall water quality and pressure. However, a few homeowners did experience some clogging of their residential irrigation filters which was caused by the work/maintenance performed on the main system. To combat the accumulation of this debris (algae and other aquatic material) a chemical agent was added to our pump stations and irrigation lines at the end of last season. This treatment is not harmful to our lawns, plants or pets/people and will breakdown the material allowing us to flush the debris out of the main lines. Furthermore, this spring the HOA will install two or three flush valves at key locations within the irrigation system to allow for the cleaning of the lines. In addition a contract has also been issued to replace the main pump, along with a self-cleaning water filter, in pump station #1 (located on Mary Post near the golf course club house). That contract will include the replace-

ment of related electronics and all main water lines within that pump station. This upgrade will greatly improve the irrigation water quality and pressure for properties located at the south end of Banbury Meadows, along Oakhampton and Colchester.

In an effort to maintain the landscaping and irrigation system homeowners are requested to report any problems or issues they may observe or experience to our Association Manager at DSI, Brenda Hines, Tel # 208-939-6000.

Emergency Reporting Procedures
Leaks within Banbury Meadow's HOA
Irrigation System

Policy / Procedure:

The Banbury Meadows Homeowners Association has its own irrigation system. We own the main pumps, lines and valves. However, the homeowner's irrigation system begins on their side of the HOA main line and valve (buried deep underground) which can be found in the back corner of each lot.

What to do in an emergency when a leak is discovered in the HOA irrigation system:

1. During normal business hours please call Development Services, Inc. (DSI) 208-939-6000 and describe the problem and circumstances. Upon their discretion, they will dispatch someone to look at the leak and call Aloha Landscaping if deemed appropriate. Unless your yard is being significantly damaged we urge you to wait until normal business hours to contact DSI and report the leak.
2. If possible determine if the leak is in the HOA system/main line or on your side of the main valve. If you find that the leak is in the HOA system, and it's after normal business hours, you may call Aloha at (208) 322-9069. Should you determine that the leak is within your irrigation system you can: (1) Make repairs yourself, (2) Call your own landscaper, or (3) contact Aloha Landscaping and they will make the necessary repairs at your (homeowner's) expense.
3. Aloha Landscaping provides 24/7 emergency services and will dispatch a technician to evaluate and fix urgent irrigation problems.

(Continued on next page)

NEWSLETTER
Banbury Meadows Homeowners Association
March 2018 - Page 3

4. **Billing for repairs made:** Once Aloha arrives onsite they will confirm if the leak is coming from the HOA main irrigation system or from the homeowner's. If the leak is determined to be within the HOA system they will send the bill to DSI. **However, if the leak is found to be within the homeowner's system Aloha will bill the homeowner directly for the cost of the repairs and service call.**

Also, it is recommended that you turn off your system as soon as a leak is discovered. DSI or Aloha Gardening will know how best to handle the problem and there will be no cost to you unless the leak is determined to be within your (homeowner's) irrigation system.

ROUTINE MAINTENANCE
Banbury Community Fire Hydrants

The board is pleased to announce that a rather simple maintenance project, repainting of our community fire hydrants, had a more significant impact on the appearance of our neighborhood than anticipated. Although we thought this would be a small project, to our surprise the final count turned out to be 34 hydrants taking our maintenance crew three days to complete. These before and after photos show the improved appearance of the hydrants:



As you can see simple projects can make a difference. If you know of any other areas within our association that you feel could use some attention or repair please let us know by contacting Brenda Hines at DSI.

Semi-Annual Garage/Yard Sale
Saturday, 28 April

Our Semi-Annual community garage/yard sale is scheduled for Saturday, April 28th, 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.

Volunteers Needed
Board of Director Vacancies

The HOA is looking for volunteers to fill three of the five positions on our Board of Directors, as their terms are expiring this spring. Two of those three Board Members will be seeking re-election, so we **need at least one new volunteer** to run for office.

Please keep in mind that this is an important opportunity for you to serve your community/neighbors and by doing so you will also be protecting your home investment. Homeowners interested in serving on the Board are requested to contact DSI (details below), NLT Wednesday, 14 March 2018.

If you have any questions or need further details, please contact Brenda Hines, Phone 208-939-6000 or via email at brenda@dev-services.com.

HOA Welcome/Social Committee

A Banbury Meadows homeowners directory was published last fall. If you would like to receive a copy and be included in the directory please contact Gwen Wilson via Text at 417-268-8406.

Also, mark your calendars for Wednesday, July 11th for our 2nd annual Ice Cream Social, Banbury Golf Club, North Porch, from 2:30 to 4:30 PM.

NEWSLETTER
Banbury Meadows Homeowners Association
March 2018 - Page 4

**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/altered 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. It is the homeowner's responsibility to verify correct surveyed lot boundaries when planning any fence or "border" landscape projects.

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).

NEWSLETTER
Banbury Meadows Homeowners Association
March 2018 - Page 5

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.

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/Misc News

Banbury Meadows Ladies Luncheon Group

The Banbury Ladies Luncheon Group is a great way to connect or reconnect with folks in and around our neighborhood. 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 in the Eagle, Meridian, Boise area. Invitations go out about 7 to 10 days before each luncheon using evite.com to your email address. To get on the mailing list please forward your contact information 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 Wednesday, April 11th @ 5:30 PM in the Banbury Golf Club Harbottle Room.

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

REMINDER

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/>