

## **Loch Haven Bulletin**

**ANNUAL MEETING** This year's annual meeting will be held on Tuesday, April 10, in the downstairs meeting room of the Holiday Inn Express/Triple Play Resort at 151 West Orchard Avenue (same location as last year), beginning at 7:00 PM. This meeting is required by our CC&R's and is the only opportunity for the entire Association to get together to hear and discuss matters important to all of us. The Board will provide updated financial reports and project reviews as well as listen to comments and suggestions from the membership.

Perhaps the most important agenda item at the annual meeting is the election of the Board of Directors that will provide the Association with management for the coming year. In order to meet the requirements of our CC&R's we must have a quorum of our membership represented, either in person or by proxy. So, if you cannot attend, it is important that you fill out the enclosed proxy and deposit in the receptacle at 8144 N Stonehaven Drive or hand deliver to a Director or member.

### **ELECTION OF 2018 LOCH HAVEN HILLS BOARD OF DIRECTORS**

Jim Lemm with alternate Mike Murphy – Continuing on a 2 year term exp 2019

Ralph Hallock with alternate Jeff Cobb – Term is expiring and Ralph is retiring from the board

Matt Hall - Continuing on a 2 year term exp 2019

Greg Tourtlotte – Term is expiring and is willing and nominated for reelection

Marianne Fernandez – Continuing on a 2 year term exp 2019

In addition to the Board of Directors, your association depends on a team of volunteers to help keep up with important tasks. We rely on these volunteers for such things as trail maintenance, pool upkeep, keeping tennis courts clear of debris and architectural control. The Board says thank you to those of you who have helped out with these tasks in the past and we hope that you will continue to do so.

**NEW MANAGEMENT COMPANY** We are starting out 2018 with a new bookkeeping /management company. Michelle Kimberling who had contracted with the Association for the last 5 years has taken on a new job and resigned from doing our Association work. The Board appreciates the good work that Michelle has done for us over the years. We have entered into a new contract with Darlene Cherry of DC Bookkeeping who has been doing the books our condo phases 3, 4, and 6. Since Darlene is familiar with our Association, our CC&Rs and our bookkeeping processes the transition has been seamless.

Our association now has its own P.O. Box and cell phone number so there won't be any change in contact information. Loch Haven Hills HOA, P.O. Box 2137, Hayden, ID 83835 (208)771-5776. We have updated our cell phone to smartphone technology so members can communicate with the bookkeeper/manager via text messaging if desired.

**POOL/TENNIS COURT KEYS** A few years ago, the Association upgraded from a metal key/lock system for our gates to a magnetic key card lock system. This new system prohibits unauthorized key holders from coming back year after year to use our facilities. Previously, the Board would periodically go through a costly re-keying process. Now we only have to reprogram the magnetic key cards and readers. Association members who are in good standing can complete this process by bringing last year's key card into Country Lock and Key at 91, W. Commerce Dr. in Hayden. There is no cost for the exchange. New members must purchase their initial key for \$50.00. Lost key replacement is \$50.00. The upper tennis courts will be open once the spring weather shows up barring any unforeseen problems and the pools will be open on Memorial Day Weekend.

**CC&R/ARCHITECTURAL CONTROL COMPLIANCE** One of the most important responsibilities of being part of a community like our Home Owners Association is “playing by the rules”. The rules of our Association are recorded in our CC&Rs. Some of the more common CC&R problems that the Association faces are covered in Chapter 7 and more specifically, Chapter 7.8 that deals with vehicle restrictions. This section, along with the city of Hayden Parking Code prohibit members from parking trailers, motor homes or disabled vehicles in driveways or on city streets beyond specified time limits. The Board reminds all members to be good neighbors and follow these rules in order to help maintain the appearance and quality of our neighborhood.

Spring and summer are the most active time periods for members to make changes and improvements to their individual properties. The Board reminds members to be sure to fill out and submit an Architectural Control Committee Request form prior to undertaking any projects beyond normal or routine maintenance and repair work (This form can be downloaded from the HOA webpage - [www.lochhavenhills.net](http://www.lochhavenhills.net).) Work requiring AC approval would include but not be limited to; change of home color, a major change in landscape area, new fences and new deck/patio construction.

**PAYMENT OF DUES** This is just a reminder that the dues assessment is for payment of \$180 per year, payable in full by January 15, (preferable) or in monthly, quarterly or semi-annual installments. Payments made after the 15<sup>th</sup> of the month are subject to a \$5.00 penalty monthly.

If you look around our area, you will readily observe that our association provides many more amenities for its members at rates much lower than our HOA peers. Our dues haven't been raised for **7** years. Our board is committed to being fiscally responsible while setting aside needed reserve funds.