

MUIR WOODS

Homeowners
Association

June 2007

MUIR WOODS

4TH OF JULY CELEBRATION



KIDS BIKE PARADE
Decorate from 5:00-6:00.
(bring decorations if you have them)
Parade at 6:00

PICNIC

6:00 in common area

Bring:

- "something to barbeque"
- Potluck side dish or dessert
- Chairs



FIREWORKS AT DARK

- Fireworks not sponsored by homeowners association.
- Please do not set off fireworks after 11:30pm

BOARD OF DIRECTORS

President: Morris Bastian

morrisbastian@juno.com

Vice-President: Lee Coulson

Lee@thecoulsons.net

Sec.-Treasurer: Cindy Bateman

cbateman@myhomefed.com

Landscape: Mark Jaszowski

Mjaszowski@earthlink.net

Social: Ann Brown

Sladbrown@aol.com

Architectural Control:

Chair: Steve Tobiasz

stevetobiasz@msn.com

ACC Specialists

Scott Paulik

spaulik@ctcweb.net

Karen Christensen

webefuddled@msn.com

Neighborhood Watch: Russell Strader

RussellStrader@cableone.net

Website: Lee Coulson

Lee@thecoulsons.net

ASSOCIATION MANAGEMENT

5537 Glenwood P O Box 140273

Garden City ID 83714

Phone: 323-1080 Fax: 853-1960

carla@advantage-idaho.com

Billing: Marybeth@advantage-idaho.com

FROM THE PRESIDENT'S DESK

Morris Bastian

Two of last year's MWHOA board members have left us after approximately five years of service. Bill Lewis and Dan Taylor have represented and served the homeowners extremely well over the past five years. Most of Dan's service was with the ACC, not an easy assignment. Bill Lewis helped in every aspect of the operation of the HOA. He worked on the ACC, led the way in getting our old, outdated By-laws and CC&R's revised and updated, contributed financially to every needed cause (Holiday Lighting Contest, Fourth of July picnic, etc.), and attended virtually every board meeting and event. As president of the board, I wanted to personally and publicly thank both Bill and Dan for their service.

I welcome the newly elected board members: Steve Tobiasz, Karen Christensen, and Scott Paulik. They bring a willingness and desire to serve and represent Muir Woods and the homeowners well.

REVISED CC&R'S PASSED BY HOMEOWNERS

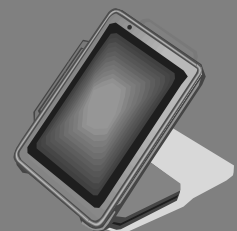
The *Revised Declaration of Covenants, Conditions and Restrictions (CC&Rs) for Muir Woods Subdivision* was passed in April by a vote of the homeowners. Bill Lewis and his committee have worked for two years to ensure that all three of the Muir Woods governing documents match and to take out language that is no longer applicable since the development was turned over to the homeowners in 2003. In 2006 updates were made to the *Articles of Incorporation* and to the *Bylaws*.

You may obtain your copy of the Revised CC&Rs at the Muir Woods Website (see below). If you do not have access to internet, call Judy at Advantage Idaho (323-1080) and ask for a copy.

Thanks to Bill Lewis, Janice Svoboda, Berk Fraser and Julie Edgar for your hard and long work on this project.

Check out
www.mwhoa.org

for event dates,
documents, and
link to board.



2007 ANNUAL HOMEOWNERS MEETING MINUTES April 21, 2007

Introductions: Morris Bastian called the meeting to order and made introductions of the board members present and the management company. Morris involved the owners in getting to know each other.

Quorum: 17 lots were represented.

Minutes: Motion to approve the Minutes. (Joe Roberts; second; passed.)

Fern Creek Traffic Control: John Wasson of ACHD reported to the association. Traffic at Fern Creek had formerly created numerous problems. Several months ago ACHD agreed to put "candles" in for traffic calming to determine if that would help. They had three choices:

- Do nothing
- Put in calming measures such as candles/cones
- Put in concrete that would direct traffic

Candles were put in as they are less expensive and can then be replaced with concrete.

After finding the candles to be successful in traffic calming, the current plan indicated the following:

- Asphalt will be saw cut.
- ACHD will put in concrete; some candles will remain to get drivers' attention.
- Concrete will be 18" below the surface and 6" above so that it will not move if it is hit.
- ACHD will look at bidding for this project in early fall when bids will typically be less expensive.
- Splitter islands require concrete diversion on a minimum of 3 sides.

Other traffic information: An owner asked a question regarding when the widening plan on Cloverdale is to happen. Wasson reported that the widening of Cloverdale will not take place until 2012, according to the current 5-year plan.

Regarding the request for putting in stop signs, Wasson indicated that the vehicle approaching the T is always required to yield right-of-way. Association may be able to pay for additional signage.

How should owners address speeders?: To address speeders, an owner may get the vehicle's license plate and description and a description of the driver. Police will come out to the home of the owner of the speeding vehicle. Reporting resident would have to go to court, but driver could then be ticketed.

Speed humps: Traffic calming is always done on a petition process. Petition of 75% of owners will guarantee a study of the area including traffic wires that indicate the number of traffic, number of speeders, peak traffic hours, etc. Peak hour must have 100 cars or more or average speed exceeding 28mph. If the location has speed or volume, then the street is eligible for speed hump.

Wasson cautioned that speed humps cause pain to elderly people with problems such as osteoarthritis.

Cut-through traffic in a subdivision requires that ACHD pay for speed humps; if traffic is from the subdivision, the association must pay. Speed humps reduce traffic by about 30%. Cost is \$2300 to \$3700 per hump. Owners can request an exception from ACHD.

ACC: Two big projects are in process. Dan Taylor is stepping down but new directors will take on that responsibility.

Repairs: All mailbox standards and paper containers have been painted, all for less than \$1000. Owners are required to maintain their own boxes.

Landscape: LawnCo was hired again at \$26,000. One bid was \$2000 less but bidder did not have the expertise. The next lowest bid was \$48,000.

Projects that are desired for landscaping this season include the following:

- Re-landscape the berm at Fern Creek; this area will not be affected by the widening of road.
- Grass all the way down to Gray's place.
- Tone down light and street noise from the corner of Cloverdale and Victory Roads, the newly widened intersection.

Neighborhood Watch: Russell Strader reported. Last year the association had two volunteers; there are now 5. More volunteers are needed. As Neighborhood Watch Chairperson, Russell interacts with the police department and disseminates information to block captains. Each Block Captain will have contact with 10 people.

Communications: Lee Coulson put together a web page for Muir Woods. There is a way to contact the board. Also ACC forms, newsletter, etc. are on it. Site is **mwhoa.org**. One owner suggested a "neighborhood classified"; Lee will consider that along with other improvements.

Owners need a community bulletin board on site at Muir Woods for such items as a lost cat, kids' toys that they have outgrown, etc.

Events: Garage Sale is May 19.

An owner suggested a cut off time for July 4th fireworks.

Financials: Treasurer Cindy Bateman reported a few out of the ordinary costs: additional to management company and higher mailing and printing both for work on Bylaws and Articles of Incorporation, sealing of walkway, and fence painting. Cindy presented pie charts for 2007 financials. Budget shows 22% is budgeted to administrative; 69% to grounds; and 9% for reserves.

Joe Roberts commented that Morris Bastian is still saving the owners a great deal of money by doing work on the common areas.

Reserve use: Resolution for use of 2006 Retained Earnings was presented, as follows:

Whereas Muir Woods Homeowners Association had Retained Earnings in 2006 in the amount of \$4237.19, after meeting the required \$6000 contribution to Reserves, as well as transferring interest in the amount of \$1125.72 to Reserves, the Muir Woods Homeowners Association approves the following resolution:

Non-expended Retained Earnings as of 1/1/07 will be held until the 4th Quarter of 2007.

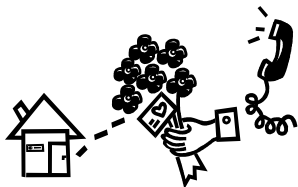
If the 2007 Budget to Actual allows, the 2007 4th Quarter Assessments will be reduced from the approved \$120; and 2006 Retained Earnings will be used to cover the projected shortfall between the amount collected in 2007 and the amount required to meet the actual expenses identified in the Budget for 2007.

Muir Woods Board of Directors will make the decision no later than September 15, 2007 as to what extent the 2007 4th Quarter Assessments will be reduced, ensuring that 4th Quarter expenses can be met.

Any prepaid 4th Quarter Assessments will be kept on the owners' accounts and applied to their individual 2008 Assessments unless directed by any individual owner to reimburse their prepayment.

Motion to expend remaining 2006 retained earnings per resolution above after funds for the landscape projects indicated above have been expended or set aside. (Alan Hines; second; passed unanimously.)

Elections: Joe Roberts discussed nominations. He thanked the following for their service: Bill Lewis; Leanne Foisy, and Dan Taylor. Nominating Committee nominated the following: Morris Bastian, Cindy Bateman, Mark Jaszowski, Ann Brown; Lee Coulson, Russell Strader, Scott Paulik, Steven Tobiasz and Karen Christensen.



Welcome
New neighbors,
Michael & Kelly Walsh
2823 Mayflower Way

Celebrate
New baby boy!
Jacob, born to parents Sean and
Dee Burlile



Congratulate,
Graduates!
Sara Jaszowski,
graduated from Bishop Kelly,
and was selected as one
of only two Idaho seniors for the
National Presidential Scholarship.



LANDSCAPE REPORT

By Mark Jaszowski

There is a lot of billbug damage occurring in the neighborhood. Billbug damage is the yellow and dead patches in the lawns, usually near the sidewalk and in dry sunny areas. Since the residential use of Diazinon was cancelled in 2004, controlling billbugs in the Treasure Valley has become a problem for both lawn care professionals and homeowners. Since billbugs can fly, they move from location to location and it is difficult to completely eliminate them on any one piece of property. Adequate water helps as billbugs (chinch bugs) like hot dry conditions with full sunlight. Effective treatment requires application of a pesticide when you first notice the damage (yellowing) start and a second application 14 to 16 days later to kill the recently hatched eggs. Application should extend at least 3 feet beyond the dead area as the insects are active at the periphery of the damage and beyond. Look for a lawn pesticide that kills billbugs or chinch bugs. Be wary of products that claim one treatment will last a whole season. Lawn care professionals advise that some products are not performing as claimed.

Water effectively...

Help your lawn and the common lawns by watering effectively. We water the common area lawns starting at 10 pm and throughout the night so that the com-

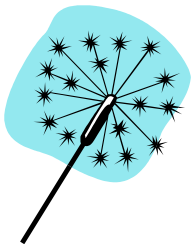
mons is available for use during the day. As the daily temperature goes up, we need more time than just the evening to water so the sprinklers in the commons may still be running in the mornings. We started watering at night several years ago to see if it made the common area more useable and many people have now come to expect that and asked that we continue this practice.

We are starting to have trouble with this schedule because so many homeowners are watering their lawns at night and especially between 5 am and 8 am. The pump is not able to keep up with the demand and the system pressure drops. When the pressure drops, the sprinkler systems do not perform correctly leading to brown patches. You can see some of these stressed areas in the common area forming in those zones that run during the 5am to 8pm timeframe. You can do yourself and the common area a favor by watering during the daytime. The Irrigation District has advised us to set up a neighborhood watering schedule. We don't believe that is necessary, but we do request you water during the daytime if you can. your system will also perform better at the higher pressure provide adequate coverage of your lawn.

Thank you for helping.

Muir Woods Homeowners Association
Balance Sheet—Cash Basis
As of December 31, 2006

MUIR WOODS HOMEOWNERS ASSOCIATION
P O Box 140273
Garden City, ID 83714



Information from your Muir Woods Homeowners Association

