

Thank you, Morris Bastian !

By Mark Jaszowski

The slate is in for next year from the nominating committee and for the first time since we established the Board, Morris Bastian's name will not be on it. Morris is making room for others to serve. We all owe Morris a debt of gratitude for the tremendous work he has done on behalf of us all. It would take literally pages to list it all, so only some of the major initiatives he participated in are listed. Most involved many hours and many meetings.

Morris volunteered to be on the team that managed the transition of neighborhood governance from the developer to the Homeowners Association. The Transition Team set up elections and Morris was elected to the first Board of Directors. He was elected by the board to serve as its president according to our governing documents, a position he has subsequently been re-elected to every year since.

The first board faced the challenge of the common area filling up with water and becoming a mosquito-filled swamp. Morris attended many meetings with the developer and ACHD over the next two years as a member of our Stormwater Committee. The problem was eventually solved. Morris spent more than one hundred hours in meetings to solve this problem.

Morris joined a group from the neighborhood that attended many P&Z meetings to ensure our interests were met in the planning of Sutherland Farms (adjacent to our neighborhood.) We successfully negotiated larger lot sizes adjacent to our property rather than many close-packed small homes. We managed to keep West Hollandale Drive blocked for much of the construction to eliminate construction traffic in our neighborhood.

Along with a group of homeowners, Morris attended many meetings with ACHD, Boise City P&Z and Ada County P&Z to prevent Phase 4 of our neighborhood

from becoming commercial buildings.

Morris worked with a neighborhood group to block annexation. While not successful, the few concessions we were granted by the city were as a result of this group's actions.

Morris was intimately involved in the rewrite of our Articles of Incorporation, Bylaws and CC&Rs. Each of these were complex processes that involved transitioning these documents from an orientation that centered on developing and building a neighborhood, to documents that enabled operating an existing neighborhood.

Morris walks our property almost every day picking up litter and helping with the landscaping. He is the eyes on the ground that keeps our landscaping firm on track. In my estimation, I can attribute about \$10,000 in costs avoided due to work done by Morris.

When our neighborhood made a decision not to purchase playground equipment after contentious debate, Morris set about healing the ill feelings. He started the Summer/Fall Tuesday Kid's Night featuring activities for kids and parents in the common area. This has been a huge hit with the kids and the games and activities have added a great deal to the quality of our neighborhood. Morris has been at the center of planning and running this every Tuesday all summer for the last two years.

This could go on much longer, but I'll close by saying that we are all much better for having Morris as a friend and neighbor. I don't think you could find better. While Morris is stepping down from the board, I am sure you will have ample opportunity to see him working and playing around the neighborhood. **Tell him thanks when you do.**

BOARD OF DIRECTORS

President:
Morris Bastian

Vice-President:
Lee Coulson

Sec.-Treasurer:
Cindy Bateman

Landscape:
Mark Jaszkowski

Social:
Ann Brown

Architectural Control:
Steve Tobiasz
Scott Paulik
Karen Christensen

Neighborhood Watch: Russell Strader

Website: Lee Coulson

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

Thanks, Easter Bunnies !

Thanks to all those who helped with the Easter Egg Hunt. It involves a lot of time and coordination to collect, fill, and hide the eggs.

Thanks to Cassie & Mike Shelton for heading the group. Also Brad & Shanda Grooms, Jodi & Jason Wilson, Jana Stewart, Shelli & Kevin Rice, Melita Paulick, Megan Eberhardt, Leann Troyer, Martin Hendrickson & Carrie Rose, and Andrea Berry. Also a big thank you to all of you who dropped off eggs and candy to fill them. *What a wonderful gathering of friends and neighbors!*

FROM THE DESK OF THE PRESIDENT

By Morris Bastian

On April 19th I will step down as president of the MWHOA. For the last 6 years I have served as a member of the Muir Woods Homeowners Association. I have enjoyed serving and being part of the leadership team in this wonderful subdivision. My association with board members, youth and residents of Muir Woods has been a very pleasant experience. I thank you for your support and help. I am especially grateful to the board members with whom I have served. My association with them has made my service a very pleasant and rewarding experience.

The MWHOA Reserve Fund

By Mark Jaszkowski

As new people move in to Muir Woods, it is appropriate to give an update on the Muir Woods Reserve Fund. From the beginning of the neighborhood we established a reserve fund. Some states (but not Idaho) require reserve funds. Of the \$40 each household pays in monthly dues, about \$3.70 goes into a reserve fund which is invested and the earnings are reinvested in the fund. The primary purpose of the fund is to replace infrastructure we own in common. Specifically, that is the common area and perimeter fences, the fences along the access paths, the asphalt walkway, and the entrance island signposts. For each of these, we calculated a useful life of the item and the estimated replacement cost in that future year. Then we calculated how much we would have to save, so that including the interest, we would have the funds to replace the item when it became necessary. So when the common fences, walkways and other infrastructure items are at the end of their lives, we should have the funds necessary to replace them without having to make a special assessment on each home.

Why is this important to you? For several reasons...

1. Special Assessments are often hard to collect. Invariably some person is soon to leave the neighborhood and does not want to pay. The new owners moving in do not want to get hit with a big bill for something that wore out before they arrived. In many instances assessment schemes fall apart and the repairs do not get done. Rather the neighborhood falls into disrepair. We all voted to establish this fund early on so that we will not face such problems here.
2. The Reserve Fund is an inherently fair way to pay for the replacement cost of our common property. Each of us pays for the number of months we enjoy the benefit of assets as a homeowner, no more, no less.
3. Having a reserve fund is a strong selling point when you go to sell your home. You can assure your buyer that Muir Woods has a reserve fund. That means they can have a reasonable expectation that they will not face a large assessment, yet the neighborhood will be properly maintained. Many buyers coming from out of state expect this and may inquire about this during negotiations. This is a selling point that adds value to your home and you should mention it to your listing agent. By managing this fund, your board is doing one of its primary functions — maintaining the character and quality of our neighborhood to preserve property values.

LANDSCAPING

Spring Flowers

A special thanks to those listed below who helped plant flower bulbs this fall in the island beds at all three entrances to our neighborhood. Over two weekends they planted about 1500 daffodils and tulips. Beverly Hines also spent time selecting and shopping for the bulbs. We will have blooms throughout spring. You will notice they are coming up and we will all get to enjoy them soon. We plan to put bulbs in the traffic circle this fall. Maybe you can join in?

Thanks to: *Scott Brown, Dee Burlile, Lori Castllaw and son, Brett and Valerie Crump, Beverly Hines, Monica Jaszowski, Shirley Krado, Hannah and Maggie McMahon, Karrie Raine and son Andrew, Joe Roberts and Jason Wilson*

Irrigation water

To date the Nampa Meridian Irrigation District has not yet set a date they will put water in the canal. They say it will be around April 15th. The district will delay until the farmers need it. That depends on how much rainfall we get between now and mid April. Farmers use the vast majority of the water and their needs drive this decision. The date is typically listed in the Statesman and on other media outlets.

New Landscaping Contractor

After six years with the same landscaping contractor we changed to a new firm this year. The bid from our previous contractor was significantly higher this year, without increased services. Instead we hired Progressive Lawn Care, and you will see their vehicles and people in the neighborhood. This company is relatively new and is owned by the original site manager who looked after our property a few years ago. He paid incredible attention to detail and no one knows our systems and property like he does. Progressive's bid was among the three lowest, all of which were virtually identical. Another three bids were not considered as the bid price was significantly higher. If this year goes well, we will look to sign a longer contract with Progressive.

Got Fireblight?

According to Zamzow's, there is a "Fireblight" epidemic south of I-84 in Southwest Boise. Several trees in the Muir Woods neighborhood have it. Symptoms are that the tree will brown up and look very unhealthy and will eventually die. Affected species are pomme types (includes fruiting and crab apples, fruiting and ornamental pears.) Look for black trunk and branches that appear charred or burned and persistent leaves through the winter. Fireblight is very difficult to treat. Copper sprays are widely available and effective if the disease has not gotten inside the tree yet. The disease gets in via injuries or through the blossoms. Painting cut ends after pruning helps prevent access. Pruning spray is widely available. If the tree is affected, you can prune away infected portions, but you must sterilize the pruning shears between cuts. You can also spray the tree with the antibiotic streptomycin during blossoming and this will sometimes kill the blight in an infected tree. Streptomycin is available at agricultural stores. Another good alternative is to cut the tree down and get rid of it. Do not burn, mulch or keep infected trees around. The bacteria will spread to others trees.

SPRING CLEAN-UP

Homeowners are encouraged to give careful assessment to their fences, shrubbery, homes, yards, etc. during the first months of Spring. Please paint, stain, repair, replace or beautify items that are old, water marked, worn, loose, broken or weather beaten.

Noise Reminder

- Be kind and thoughtful of your neighbors.
- Please control barking dogs.
 - Turn down loud music.
 - Avoid construction and mowing early in the morning and late at night.

GARAGE SALE
Saturday, May 17
8:00 - 3:00

Make plans now
to clear out unwanted items.

MWHA will place ad in paper and put up signs.
You will put your items out and mark them.

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

Information from your Muir Woods Homeowners Association