

cvoa.net

Columbia Village Owners Association

Special Points of Interest for CVOA:

- ANNUAL MEETING
March 14th 6pm at the
Recreation Center
- HOMEOWNER
FORUM
Monthly - prior to or
directly after the Board
meeting. Check cvoa.net
for specific time of a
given month's Forum as
we intend to alternate
the start time.
- CVOA BOARD OF
DIRECTORS MEET
Third Tuesday of each
month. Check cvoa.net
for specifics.

Event Dates:

- CLEAN UP THE
VILLAGE—trail walk
April (date TBD)
- POOL OPENING
Saturday May 26, 7am
- BBQ & Pool Party
Firewise Day
Saturday June 2
- NNO (NATIONAL
NIGHT OUT)
Tuesday, August 7
- Fall/Winter activity
TBD

Check CVOA.net for details
as event dates get closer!

Annual Newsletter - February 2018

CVOA New Management Partner

The Columbia Village Board of Directors voted to partner with a new management company in late 2017. By now homeowners have received a few pieces of communication from Sentry. The decision to part ways with the previous partner was not an easy one, but after a review of the market for community association management services, it became clear that CVOA had outgrown the capabilities of the previous partner.

Sentry manages CVOA financial and administrative business while providing new features such as a portal called Community Pro for homeowners to securely access account details, CVOA documents, and other helpful materials. Partnering

with Sentry will allow new and improved communication capabilities via email that we did not have in the past. If you have not already, please provide your email address to Sentry.

Our Community Manager is Christian Brockl: cbrockl@sentrymgt.com or 208-323-1080 EXT. 59509. Please come to the Annual Meeting on 3/14 to meet Christian and learn more about Sentry.

Contact Christian for anything related to the day-to-day operations of Columbia Village including questions about association rules, key card access to the Rec Center and RV Lot, sprinkler issues in the common areas, and to provide information to the Board.

Another helpful aspect to the Sentry partnership is a connection to a third party web hosting service that will allow website updates to occur in a more timely manner. The new site is designed to populate easier via different methods of accessing the site such as computer, smart phone, and tablet.

The new cvoa.net site went live at the end of January. Please be patient over the next several months as the content is updated and the layout is modified to improve how information is organized. The intent is that CVOA members will find the site informative and useful in addition to the communication that will come from Sentry via email and the portal.

Neighborhood Watch

There are four components to Neighborhood Watch:

1. Get to know people (engaging with neighbors)
2. Recognize and report suspicious activities
3. Practice good safety habits (the 3 L's: Locks/Lights/Landscape)
4. Partner with local law enforcement.

In Columbia Village, the neighborhood is divided into approx 90 sections and we are in need of more block captains to be responsible for a section or two. Block captain responsibilities are minimal and we intend to improve and build this program in 2018. We just need your help! More details will be available on CVOA.net in the upcoming weeks.

If you are interested in participating or have questions, please contact Christian Brockl at Sentry to connect with Nikki Hampton, CV NW Chair.

***Mark your calendars for a NW Meeting on April 17th prior to the monthly CVOA Board Meeting. More details coming soon via CVOA.net.

Attn: Drivers in Columbia Village—Reminder to SLOW DOWN! The speed limit is 25MPH unless otherwise posted such as 30MPH on Lake Forest & Grand Forest or 20MPH on side streets. There have been reports of cars being passed while going the speed limit. Take your time to help ensure all our neighbors get home safely.

A message from the Board President Scott Horsburgh

Hard to believe it's already time to welcome you to the 2018 Columbia Village Owners Association (CVOA) Annual Member meeting on March 14. The saying goes "time flies when you're having fun" and as the sun sets on my final term as a CVOA Director, I can safely say I had fun and enjoyed every bit of it. From the Rec Center remodel and grand scale of Landscape & Maintenance responsibilities, to the reserve study and relationships with new business partners, what an exciting experience. I want to thank you for the opportunity to serve. It was a pleasure working with other Neighbors towards the common goal of objectively representing 1800+ homeowners. To the Homeowners: Your kind words, positive feedback, and heartfelt thanks each time our paths crossed made the task pleasurable. But most important was your trust and support! Thank you! To all Directors and Volunteers that have given to the community over the years: I was taught to "leave things better than you found them" and I believe you have. Great job, thank you! To future Volunteers: The first and hardest step is struggling to find more of what we don't have enough of: time. If you find an opportunity to carve out time to serve, I recommend this very enjoyable experience. To new Homeowners: welcome!

I look forward to CVOA having a very strong 2018. We will start the year off with a team of dedicated volunteers coupled with a cadre of proven business partners, conservative budget, and solid reserve! Here's a sneak peak of some things to be discussed: We'll talk about the Reserve Budget. Most reserve models consider 30-35% funding good, 60-65% as excellent and CVOA is currently 100% funded. This is the first full season for Idaho Pool Remodeling cleaning & maintenance services: looking for feedback. The Rec Center parking lot drain and leech field has been repaired; landscape still requires cosmetic repair. The budget includes provisions for parking lot sweeper service to provide a cleaner environment by reducing silt and debris which should extend the life of the drain system, lot lines and handicap markings.

That's it for the 2018 teaser topics, now here's some fun information about the Single Largest subdivision in the State of Idaho. Columbia Village may not hold that title forever but no where in the Treasure Valley offers more value for the money than our neighborhood. What is a neighborhood? "A district, the people living near one another, especially one forming a community within a town or city." The Columbia Village neighborhood is huge. According to the 2014 US Census, if Columbia Village were a city, it would place in the top 35 of 227 cities in the State of Idaho. What does CVOA have to offer? Columbia Village is a planned community of 1,809 homes, over 5,000 residents, Recreational Center (clubhouse with racquetball court, exercise facility, four swimming pools), disc golf, tennis court, rv/boat parking, and miles of trails. Other benefits include: apartment units, sports complex, shopping center, restaurants, dental/medical facilities, schools, churches, Oregon Trail Reserve, interstate access, and close proximity to downtown Boise or Lucky Peak. CV is a great place to be! CVOA is managed by a Board of Directors (volunteer homeowners) partnering with a Community Association Manager (Sentry). This body is charged to run the business of the Association. Some responsibilities include: budget, collect dues/fines/assessments, pay expenses, communications, website/newsletter, manage contracts, maintain landscape & amenities, ensure consistent application of design criteria and requirements included in Covenants, Conditions, Restrictions, Easements (CCR's) thru Architectural Control Committee (ACC) requests, enforce CCR's, manage CCR complaints in a confidential manner, and so much more. CVOA Goal: preserve and enhance the value and appeal of our neighborhood as a safe, beautiful, and enjoyable place to live with pride. Thanks again for the opportunity to serve. I love this community and plan to be here awhile. I look forward to watching for new or improved projects and helping out neighbors where I can. Who knows, one day I may be back to serve? But now is the opportunity to reallocate time back to my family. Good luck to the new Directors and best wishes to all! - *Scott*

A message from the ACC

CVOA was incorporated in the early 90's and is governed by a set of CCR's that are commensurate with similar subdivisions. Changing the CCR's requires a vote of at least 2/3 of the association. New homeowners receive a copy of the CCR documentation and sometimes the rules don't match what may have been communicated during the process of buying the home. The ACC and the CVOA Board spend a considerable amount of time discussing CCR issues. Sometimes it's a homeowners choice in paint colors, shingles, shed, driveway extension, tall weeds, crumbling fence, non-operating vehicles, campers or commercial vehicles that move just enough to be compliant.

ACC requests must be completed in full and include the following: site

plan (lot size, location, setback), building plans and/or landscape plans. ACC requests are required for painting the house, modifying the landscape, installing or replacing a fence or shed. Just because something similar is found elsewhere in Columbia Village does not mean it is approved. The ACC deals with these situations on a case-by-case basis so it is best for each homeowner to follow the ACC process in order to avoid a CCR violation. The ACC is working on policies for solar and xeriscaping.

Over time common area encroachments have become something that the ACC is needing to get a handle on by partnering with the Landscape & Maintenance Committee. This violation mostly occurs for

homeowners with property that borders a common area and gives the impression that a home has claimed exclusive use of a community asset. There has been some communication with several Homeowners who have encroachment situations. Some of these issues are inherited from a previous owner and some of the situations have been going on for quite some time. The ACC and the CVOA Board greatly appreciate the effort put forth by homeowners who have already taken action upon receiving notice of the encroachment.

A 2018 Goal is to increase effort toward correcting the few lingering encroachment violations. More info to follow.

Rules and Guidance

The CVOA Board of Directors do not make rules. The Board is charged with enforcing the rules established in the Articles of Incorporation (September, 1990), Master Declaration CCR's (April, 1990), Amended CCR's, and By-Laws in a firm, fair, and consistent manner.

One of the easiest ways for CVOA members to facilitate improvement is to provide respectful feedback. This could be in the form of an email to the association manager (Sentry/Christian Brockl), use the new feedback option on cvoa.net, submit a note in the Rec Center drop box, or make a telephone call to Christian. Your message could be about a downed fence, encroachment in the common area, or graffiti on the walkway. It could also be a request for a new amenity, or an improvement to existing areas. All feedback is collected, compiled and presented to the board for prioritization of potential future projects.

Rental Room

Inside the Rec Center there is a multi-purpose room that can be rented by Owners and Tenants in good standing as a reasonably -priced location to hold meetings and parties. Details for renting the room can be found at cvoa.net along with the rental agreement. There has been some confusion as to whether the rental is for the room or the entire recreation center. The answer is: just the room!

In an attempt to lessen the uncertainty about what is being rented via the rental agreement, it seems helpful to name the room, update the agreement, and put the room's name on the glass doors leading into the rental room.

Attendees to the annual meeting will vote on the name. Your clever, unique, funny, and appropriate room name ideas can be emailed to cbrockl@sentrymgt.com by March 10th. Thank you!

Handy Phone Numbers

Aloha Landscape (after hours irrigation emergencies)	208-322-9069	Boise Code Enforcement	208-384-3845
Animal Complaints (nonstop barking, stray animals)	208-343-3166	Traffic/Speeding Complaints	208-577-3857
Non-Working Street Lights (provide pole # and street location)	208-384-3744	Abandoned Vehicles	208-377-6790

Pool Update

Two new sun shades are on order to replace the shades closest to the lap pool. They will be installed before Memorial Day. The kiddie pool area shade solution is pending further research into cost and available options.

Dog Park

The decision by Boise City back in November did not allow proceeding with an off-leash area/Dog Park at this time. The matter will be addressed later this spring.

Quarterly Assessments

Per the CVOA CCR documents, the quarterly fees are due on the 1st day of each quarter. Payment of the assessments have a grace period, meaning the fees are due on or before the 15th of the following month. Questions? Contact Sentry.

Collections

CVOA has contracted with VF Law to assist in collecting long outstanding debt from association members. Please see the insert for more details.

Proxy

The enclosed proxy form allows a homeowner (Member) to be counted as attending the annual meeting of CVOA even if the member can't be there in person. This is important because the CVOA Bylaws require a certain percentage of total homeowners to attend the annual meeting either in person or by proxy. If you can't attend the meeting on March 14, please complete the enclosed proxy form and provide it to Sentry or send it with the person you identify on the form as able to vote as your proxy.

Carey Guard

CVOA's security contractor has a nightly patrol. Every day between 10pm to 2am there is a guard on duty in Columbia Village. Please call for assistance or to report suspicious or unreasonable activities. Carey Guard will work with law enforcement as required. 208-353-0348

For Boise Police Department non-emergency dispatch assistance, call 208-377-6790. For all emergencies, call 911!

Garbage/Recycling/Compost/Refuse

From the CVOA master declaration page 4 section 5.14.d: "All trash, debris, garbage and refuse shall be kept at all times in a covered container and all such containers shall be kept on a lot within an enclosed structure or screened from public view." There is leniency during snow conditions when cans are not able to be moved out of site, but otherwise homeowners are responsible for following this rule. Thank you!

Columbia Village Owners Association

A message from the Landscape and Maintenance Committee

2017 Highlights:

- * Snowpocalypse of 2016-2017 plowing costs impacted overall L&M budget so the committee worked with Aloha to change or push out projects to help balance the costs.
- * Aloha hired as primary tree care contractor. They began with aggressively trimming the crabapple trees along the streets to help with creep into the sidewalks from branches. Overall great performance and quick action on tree requests.
- * Tree forts on Lake Forest near Olearia were cleaned up and the extensive damage done to the common area was remediated. Three large spruce trees had to be removed due to damage to their root systems.
- * Grand Forest Renovation West was completed with the exception of the juniper strip that winds up Grand Forest to Highway 21.
- * Brick sign at Grand Forest/Hwy 21 cleaned up and enhanced; drainage channel on north side of Grand Forest was cleaned out.
- * Gravel micropath north of Begonia was asphalted; Lake Forest to Aphrodite pathway cracks filled and the path was re-sealed.
- * Planting beds on east Grand Forest refresh started and will be finished in 2018.

Firewise Highlights:

- * Common area located north of Alyssum to Lake Forest sprayed for cheat grass and broadleaf weeds to limit fine fuels.
- * Two acres that burned last summer in the same common area micropath system was seeded with native seed in the fall (seed donated by the City of Boise).
- * Reduced risks by mowing/string trimming fence lines to limit fine fuels next to fences.

March 2018 Board of Director elections

At the annual meeting on March 14, CVOA Members will be electing 5 people to the 9-member Board to represent CVOA:

- 1 Director for a one-year term
- 1 Director for a two-year term
- 3 Directors for three-year terms

Directors must be available to meet on the third Tuesday of each month from approximately 6pm to 9pm, plus be responsive to daily and weekly emails. Directors may be asked to serve on subcommittees and attend other activities throughout the year. The time commitment for a CVOA Board member (Director) might be two to four hours per week depending on the time of year or topics at hand.

CVOA Board membership is a great way to get involved and learn new things while giving back to our neighborhood!

Any homeowner in good standing is eligible.

Committee Opportunities

- Architectural Control Committee (ACC)
- Landscape & Maintenance
- Amenities (including Recreation Center, Pools, RV Lot/Boat Storage, and Disc Golf)
- Communications & Events (including connection to Columbia Village Neighborhood Watch)

Thanks 2017/2018 Board Members:

Scott Horsburgh	Karen Narus
Steve Brocksome	Chuck Mione
Alicia Cassarino	Chris Bain
David Moore	Gurpreet Lugani
Ed Riemenschneider	Nikki Hampton

Columbia Village
3655 E. Lake Forest Drive
Boise, Idaho 83716

Sentry Management
Christian Brockl
Phone: 208-323-1080
x. 59509
Fax: 208-853-1960
Email:
cbrockl@sentrymgt.com

Christian is at Columbia Village in the clubhouse office Tues & Thurs
10:30am – 2:30pm
208-433-0643

(changes to office hours will be posted on website)

cvoa.net

Sentry Management
6149 N. Meeker Pl
Suite 150
Boise, ID 83713

Sentry's on-call manager for after hours and weekend emergencies:
208-871-4343

Carey Guard Security
208-353-0348
On-duty
10pm to 2am

Columbia Village