

GREENBRIAR ESTATES

2020

SPRING NEWSLETTER

Enclosed with your assessment billing and this newsletter you will find a HOPA Verification Survey that we are asking you to fill out and return to Riverside Management with your quarterly assessment payment due April 1st. (\$330.00 is payable to GBE HOA, mail to: Riverside Management Co., Inc., 8919 W. Ardene St., Boise, ID 83709.)

According to the rules and regulations of HOPA (Housing for Older Persons Act), and our own C, C, & Rs we are to do a verification survey of our residents every two (2) years. We have come to the realization that this community has never complied with this regulation. Therefore the Board has determined that we need to be in compliance, thus the enclosed survey. We thank you for your cooperation in this matter and if you have any questions, don't hesitate to contact Riverside Management 208-321-7771, Anthony Korell, or a board member.

We have some news with regard to the closure of the front gates. In order to begin the process of closing our gates 24/7 we had to first contact USPS with regard to the delivery of our mail. We spoke to the PostMaster of Nampa to see exactly what needed to be done to give USPS access. After discussion the PostMaster determined that our mail could/would not be delivered if we closed our gates. He advised that first they could not and would not be allowed to have a "clicker" in order to open the gate. Then even with their own code his drivers would have to get out of their vehicles to enter the code into our box to open the gate and he would not allow that, for his delivery personnel are only to get out of their vehicles to deliver mail. Even though they eventually would be delivering mail, that first movement out of their vehicle to enter in the code, well that was not "delivering mail". (Now if our gates are closed and there is a "Special Delivery", then the driver can contact our resident via the box, but that is only one resident getting something delivered directly to them, thus that's notification.) So then we ask about having the gates opened during a certain time frame, well no for he could not guarantee that his personnel would be here within a time frame, because of "subs", weather, or mechanically breakdowns. Finally we ask about the possibly of USPS clusters boxes, yes, but they'd have to be located outside of our community and only if 100% of our residents voted to have said boxes. The location would have to be approved by the USPS, not to mention the cost of said boxes and installation to the HOA. So after much discussion the Board determined that we needed to move on to "Plan B" with regard to our front gates as they apparently could not be closed 24/7, because of the USPS issues.

The Board has come up with a possible solution to this, but we want to have the thoughts of the community before moving forward. We could have the front gates opened from 8AM to 5 PM and this would be fine with the USPS, for those are "business hours". We are in hopes that this would deter the commuters from using our community as a short cut, as the gates most likely would be closed when they were seeking entrance. Also, we would have our back exit gate available only to our residents. We know that this is not new to those who have been in the community for some time, but for those newer residents, this means you would have to use a "clicker" to open the back exit gate to leave the community, thus only residents would be able to leave the community using the back gate. Now in order to do this we'd have to have gate remotes with two switches due to the reprogramming of the back exit gate and in order to have them independent of each other just as our front gates are when closed. Our "gate guy" has made this recommendation, so that the wear and tear on the back gates would be less as they would be opening only when someone was exiting or entering as the case

may be. With this set up those coming in during “business hours” via our front gates for a “short cut”, would not be able to get out the back gate and hopefully this would deter those interlopers. With the back gates being set in this fashion, those who have visitors “after hours”, remember the front gates would work as they currently do, so your guests would be able to leave via the front gate. In order to reprogram the back exit gate to open when directed, it will require the cost of the reprogramming and new double switch remotes (clickers) at the cost of \$25.00, per remote, and a turn in of the your “old remote”.

So you have something to consider and if you would note your preference on the bottom of the HOPA Verification Survey, the Board would appreciate your input, so we can move forward with this situation. The Board is sorry that the front gates could not be closed, but we are in hopes that this possible solution will deter the traffic we are experiencing, as well as give us some sense of community security. Remember, however, another option is to leave the gates as they are currently, thus we look forward to your input.

Remember if you see anyone who does not belong in our community, please contact the authorities. Also remember soliciting in our community is not allowed, so if you have someone knocking on your door in hopes of selling you something or seeking a donation, advise them that they are trespassing and ask them to leave not only your property, but this community.

Be sure to note these on your calendar, so you can plan on attending and enjoying the community get togethers.

The ladies’ coffees are set for April - June 10-11:30AM:

April 8th – Carol Hedstrom’s, 419 Briar Hill

May 13th – Tracy Krylo’s, 3718 Greenbrier Rd.

June 10th – Carol O’Harra’s, 3704 Edgeview Dr.

Other Activities:

April – Tour Camille Beckman

May - Mother’s Day Tours of Scentsy/Lunch

June – Father’s Day Breakfast in the park - June 13th

Community Garage Sale – June 27th

We have so many new residents in GBE and we would like to welcome you to our community. Please join us in our activities. If you have any questions regarding the C,C,&Rs and/or Rules/Regulations of the community, don’t hesitate to contact any of the board members. If you need a copy of the C,C,&Rs ,Rules/Regulations, ACC or Concern Forms, they are posted on the Riverside Management web site, Greenbrier Estates page; <http://www.riversidemanagement.com>

Thank you for your continuing support.

GBE HOA Board

Carolyn Hanson – President

Paul Duty – Director

Ross Warner – Vice President

Lewie O’Harra – Director

Lin Burleigh – Sec./Treas.