

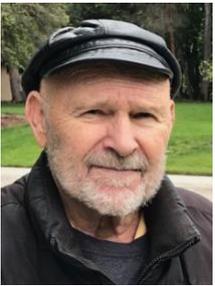
Plantation News



S U M M E R 2 0 2 2

PRESIDENT'S MESSAGE >>>

Maintaining our community – and our positive outlook



**Pierce Roan,
President**

Our community of Plantation has been home to many great neighbors over the years. We're fortunate to have so many

wonderful volunteers who step forward to help manage our HOA operations. They work with no personal return other than the betterment of our neighborhood.

Like any organization, we have had our challenges (and not everyone agrees with the outcomes). Yet, overall we maintain a positive outlook and keep the maintenance of our subdivision moving forward in good condition.

In this newsletter, you will read updates on our repairs, replanting, and re-evaluation of finances. We want to keep you informed of the management priorities of your Board, along with the potential financial ramifications of the current economic pressures we all face.

Addressing the cost increases of maintenance and repairs

Planning ahead for a dues increase to minimize the impact

The financial realities of inflation and labor cost increases are affecting our subdivision expenses just as they are household budgets.

As you recall at our annual meeting last year, a budget was presented to homeowners in attendance and then approved by the Board.

Yet, in subsequent months, ever-increasing cost of services like median lawn care, pond repairs, landscaping, insurance, utilities, and general maintenance make it obvious that we must plan for increased dues for next fiscal year, which begins October 1.

We have not had an increase in dues since 2019. While we've managed to stay within budget most all those years, only minimally dipping into reserves, it is clear that now is time to address a dues increase to avoid potential shortfalls and maintain our good financial position.



Our goal is to maintain the level of service with as little cost impact on members as possible.

New Roofs Coming to Townhouses



One major maintenance issue being addressed this year is new roofing on the Townhouses at the Plantation, along Savannah Lane. The neighbors have selected a composite cedar shake tile, with the aesthetics of hand-split cedar and important benefits: energy efficiency, class A fire rating, highest resistance rating against hail, storm, and golf ball damage, 50-year warranty, and virtually zero maintenance. The project is being financed by a special assessment. Thanks to Kevin Dolan and neighbors on the committee who researched the options, contractors, and financing for this approach.

COMMUNITY RESOURCES >>>

Keeping Our Neighborhood Clean and Safe

New Compost Waste Option

New compost collection is available for grass, leaves, small limbs, fruits, vegetables, coffee grounds, tea bags, egg shells, pine needles and cones. To review the options, call 208-345-1265.

Keep Garbage Cans Out of View

Remember that collection carts must be stored in the garage, placed out of sight, or concealed by fencing.

Volunteers Help with Landscaping and Flag Display

Thanks to homeowners who plant flowers, prune small shrubs, and water trees along our front entrance and medians.

Also, thanks to Mike and Terri Nero for displaying our American flags to recognize holidays. Happy 4th of July.

Safely Dispose of Hazardous Waste

People are often unaware of the potential dangers of carelessly storing and disposing of common household products. For example, paint, solvents, pool chemicals, pesticides, used motor oil, car batteries and antifreeze contain ingredients that may be hazardous to the environment or to your family's health. Safely dispose of household chemicals at the nearby mobile Hazardous Materials Collection site on the third Thursday of every month from 12 noon to 7 pm at Idaho Department of Transportation, 3311 W. State St.

Thanks to Eric Taylor and Fisher's for printing our newsletter.



AECC Approvals Year to Date



Remodels & Decks: 3

Roofs: 2

Landscaping: 6

Fencing: 5

Exterior Paint: 2

You can access useful content on our web page. Find a list of Board contact information, community CC&Rs, and the latest roofing specs. Visit –

www.riversidemanagement.com/plantation_master_association

OPEN COMMUNICATIONS BETWEEN NEIGHBORS >>>

From The River Club To Plantation Homeowners

For the courtesy of our players and Members, along with general safety concerns, we would like to remind all members and neighbors of the club to refrain from using the course recreationally for anything other than golf. This includes but not limited to: walking, biking, or walking dogs (on or off leash) on the course.

The golf course and River Club property should only be used by its Members only for its intended purpose of golf.

From The Plantation HOA Board To The River Club Management

We would appreciate a reminder to golfers and other visitors on the course to please respect our residential lots and yards, refrain from using profanity, and please do not feed the dogs along the course as it only encourages them to beg or run onto the course whenever they see golfers.

Most Club members are very respectful, but there are a few examples homeowners have experienced: Picking tomatoes or other items from a garden, driving carts onto private property, hitting balls out of yards, trash being thrown into yards or use of private trash cans and urinating between the yards.