

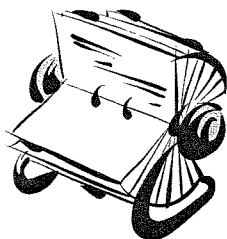
Plantation Master Association

Fall 2014

The days of summer are over, and fall is taking over. It's the second favorite time of the year to start or complete fix-up, paint-up, roofing and landscape projects. **Remember, the above projects still need to be approved and comply with Plantation Master Association and Architectural & Environment Control Committee (AECC) guidelines, standards, rules and regulations.**

Major landscaping, color changes (or repainting the same color), patio additions/modifications, fences and other standards covered must be approved in advance by the AECC Committee. You may contact the AECC by calling Riverside Management at 321-7771, or riversideboise@aol.com, or by emailing: Craig Fenwick at cfenwick@cableone.net Janelle Curtis at janellecurtis1@gmail.com Doyle Allen at dandc@cableone.net

Copying all committee members helps speed up the review process. **See the website paragraph to use a link from www.riversidemanagement.com to contact the AECC.**



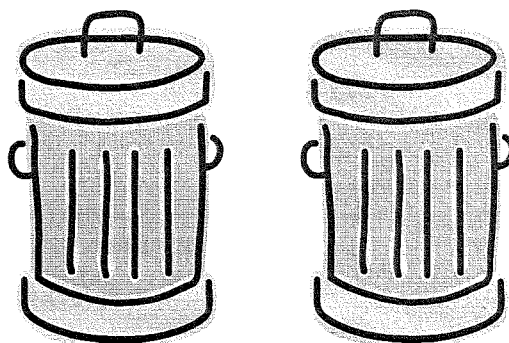
Common Violations:

- Starting a new roof without prior approval or approved shingles.
- Exterior painting with color change or re-painting without prior approval.
- Major landscaping projects without prior approval.
- Failure to do timely landscaping maintenance, such as watering, bush & branch trimming, and lawn mowing.
- Trash cans left in street or still visible by house (not hidden).
- Parking boats, campers or other similar vehicles for longer than 48 hours.
- Side yard storage of vehicles still visible, or off driveway.

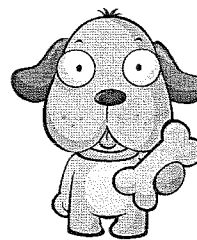
See a violation, or suspect one? Ask the AECC or contact Riverside Management.

Regulation 10-2-8 B 1 b: provides that "Branches that overhang sidewalks or streets shall be pruned to provide sufficient vertical clearance over the sidewalk and street so as not to interfere with public travel" Homeowners should trim their tree branches that hang down lower than 7 feet over the sidewalk to allow pedestrian traffic on our sidewalks. Responsibility and liability rest with the owner. Some owners have complied...others still need to.

As noted above, some garbage cans are not being screened. We all need them, but they are required to be in the garage or screened when not in use. Placing by the side of the house isn't screening. Remember, a holiday changes pick-up day. The city can be contacted for a recycling pick-up schedule.



There are good dog owners and bad dog owners. Which are you? Good pet owners make good neighbors. Good owners pick up after their dogs, whether on neighbor's lawns or in the medians. They don't always walk them to the same place to do their business. Leashes are required, and all dogs in Ada County require a license. Guests with dogs are the host's responsibility, and subject to the same rules as owners. For some reason, violations are increasing. Garden City can be contacted for animal control.



New Owner? Copies of Plantation Master Association CC&Rs should have been provided by the Title Company or real estate agent/company. For a copy, contact them first, then Riverside Management. There is a copy charge from Riverside. Following rules, covenants and regulations protects your property value and enhances your Plantation living experience.

Is your home secure? Theft and burglaries are on the rise in Boise and Garden City. If you're gone for any length of time, let your neighbors know. Have someone check for uncollected newspapers, flyers and packages. They're all indicators that nobody's home. See something suspicious? Don't be shy...let the authorities know. Locked doors, windows, patio sliders and closed garage doors help deter loss. Do you have secure habits?



Street Light Out? Lights within the subdivision are our responsibility. Notify Jerry Lowe at poslo@msn.com, and he'll light up your night again.

The lights at the State St. – Plantation River Drive entrance were damaged by a Century Link phone line project, but are now repaired and back on.

The fence along Jalopy Jungle has been painted, and looks much, much better.

Plantation Country Club is not public. Work on your home that requires crossing Plantation CC property should be done after contacting them. If you're not a member, you don't have access to club property, which includes walking /exercising dogs, unauthorized golf or children playing on greens.



Our website is getting more content. The master declaration, AECC regulations, officers, newsletters, FAQs and other information will soon be added, along with a secure program to pay dues on line electronically. You can view what is presently available by going to www.riversidemanagement.com, then click on "Associations" in the top banner, then click on "Homeowner Associations", then scroll down and click on "Plantation Master Association." There is a live link to contact the AECC committee, which automatically copies all three members. Our spring 2014 Newsletter is posted and this one will be posted shortly.

Names to Know (which may also be viewed on the website):

Pierce Roan	President, Director-at-large
Kent Brown	Vice-Pres., Director-at-large
Pete Edmunds	Director-at-Large

Presidents of Sub-Associations

Joe Leaf	Lake Plantation
Kent Johnson	Tanglewood Townhomes
Sharon Jarvis	Townhouses at Plantation

Officers

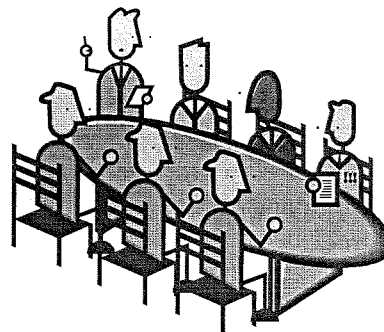
Lois Bauer	Treasurer
Marilyn Sagehorn	Secretary

AECC Committee

Craig Fenwick
Janelle Curtis
Doyle Allen

Maintenance

Jerry Lowe



Are you interested in serving on the board, a committee or in some other capacity, such as helping with the luminaria event? You may contact any party above through Riverside Management, 8919 W. Ardene St., Boise, ID, 83709; 321-7771 or riversideboise@aol.com. Any questions about billing should be addressed directly to Riverside Management.