



Northwest Village Bulletin

June 2010



Our New Pool Fence

Greetings from the Board President!

I hope this newsletter finds all of our residents well and enjoying the approach of summer in North Idaho. I look forward to seeing many of you at the upcoming community events.

We as a Board have been striving to serve our residents by addressing continuing issues of maintenance and repair of our facilities and grounds. We welcome your involvement and suggestions for our complex, and invite you to attend monthly Board meetings to learn more about the operation of the Association.

Prior to the Annual Meeting of the Association on June 16, we will have a pizza party on the pool deck at 6:00 p.m. The pizza and drinks will be provided. All residents are welcome to attend and meet your neighbors. I hope to see you there! The Annual Meeting of the Association will start at 7:00 p.m. in the clubhouse.

I'd like to thank all of our neighbors for helping to keep our community one of the best in the area. We have a lot to be proud of. I'm pleased to be a resident of this wonderful community.

Wally Adams, NWV Board President

Pool Pizza Party
Wednesday, June 16
at 6:00 p.m.

Annual Meeting
June 16 at 7:00 p.m.
One owner from each
unit is asked to attend
or submit an executed
proxy in their absence.

Summer Tips

- For the security of all our residents, please be sure you secure the pedestrian gates behind you when you leave or enter NW Village.
- As a reminder, ALL pets must be kept inside or be on a leash when outside. Please be sure to pick up after your dog.
- The pool and hot tub are now open for use. Please follow the pool rules in order to be safe this summer.
- Maintenance request forms are available in each of the garbage sheds.
- We now have covered bicycle storage available on a first come-first serve basis in all three garbage sheds.
- Storage other than patio furniture is not permitted on decks or porches.
- Additional parking spaces can be rented on a monthly basis. Please see Chris Baker in Unit #44 for details.

Northwest Village Owners Association
Lou and Sue Fleming, Association Managers – 667-1144

Recent Events Around the Village

Over the past few months we've addressed a number of repair and maintenance issues around the complex, including:

- Repaired chimney boxes on 16 units.
- Replaced the exposed beams on the west side of the clubhouse which were badly deteriorated from many years of exposure to the weather.
- Installed a new water spigot adjacent to the tennis court.
- Repaired 10 decks around the complex.
- Purchased some new patio tables and chairs for use in our pool area.
- Finished trimming trees and removing old overgrown shrubbery.
- Refinished the tile floor in the clubhouse.
- Rebuilt the pool fence.
- Replaced four failed carport posts, and reinforced three carports structurally.
- Replaced the keypad and the circuit board in the call box at the front gate.
- Installed privacy slats in the chain link fence behind Building 1.
- Created covered bicycle storage in all three garbage sheds.
- Treated all the roofs in the complex to kill moss.
- Removed several dead aspen trees.

Going forward, we are planning several additional projects for the summer and fall, including:

- Treating the south side of the clubhouse with a new, two-step paint process designed to rehabilitate the deteriorated wood. We will use this as a test case to see how the process looks and holds up over the next few years before committing to use it on the rest of the buildings in the complex.
- Re-coating the surfaces of most of the decks in the complex in order to preserve the wood.
- Replacing ten more failed skylights in the complex in the fall.
- Planting new shrubbery around the complex to replace the shrubs that were removed over the past two years, either due to being overgrown or no longer healthy and attractive.
- Repairing and expanding the drip watering system throughout the grounds to ensure that all of our landscaping, including the newly planted shrubs, receive adequate water.

Additional Information for Homeowners:

- The Board of Directors would like homeowners to be aware that the Board passed guidelines for deck expansion in 2009. Homeowners are encouraged to consider expanding their decks if their particular location allows for this. The cost of deck expansion is the responsibility of the homeowner. Please see the managers or a board member for information, requirements and specifications regarding deck expansion.
- There are currently eight units for sale in the complex.

Please help our new residents feel welcome:

- **Lisa Hobson in Unit #18**
- **Shane and Jessie Patrick in Unit #21**
- **Christopher and Conrado Kiyoshi in Unit #33**