



# Northwest Village Bulletin

NWVillagecda.com

June 2013



Ray Lynn - Our New Landscape & Maintenance Contractor

## ***Annual Meeting***

This year's Annual Meeting will be held on Wednesday, June 19th at 7:00 p.m. in the clubhouse. An owner from each unit is asked to attend, or to submit an executed proxy in their absence.

## ***Pool Pizza Party***

The NW Village Board of Directors will host a pizza party at the clubhouse on Wednesday, June 19th at 6:00 p.m. prior to the Annual Meeting. All residents are invited to attend.

## ***Greetings from Annie Mote, our Board President!***

I would like to welcome back our snowbird residents to another summer season of easy living in Northwest Village! The Board has worked hard over the past season to make improvements to our complex for the benefit of all our homeowners.

Please help us welcome our new landscape and maintenance contractor, Ray Lynn. He has a wealth of information and experience as a certified arborist and master gardener, and is a wizard at sprinkler system repair! Please say hello when you see him around the grounds.

I would like to encourage all homeowners to become involved in our condo community. There are several opportunities to offer your services on a part-time or one-time basis. If you are interested in learning more about how you can serve, please contact a Board member or our managers.

## ***Gate Codes***

We would like to remind all our residents that each unit has been assigned a personal code for use with our automated gate system. We recently took one of the old common codes, #7200, out of service for security reasons. After doing so, we learned that several residents were still using that common code rather than their assigned personal code. The Board would prefer that you use your personal code for yourself and the guests to whom you provide a code. If you don't remember the personal code assigned to you when the new system was installed several years ago, please contact the Managers who will be happy to provide you with that information.

Northwest Village Owners Association – NWVillagecda.com  
Lou and Sue Fleming, Association Co-Managers – 208-667-1144

## *New and Existing Board Policies*

During the past six months, the NW Village Board of Directors adopted two new policies that apply to all owners. The first policy pertains to owners who choose to install resident caretakers or "house sitters" in their units for an extended period of time while they are away from NW Village. The policy requires that the unit owner present a written request to the Board and receive Board permission each year prior to installing someone in their unit. There are other additional requirements that must be met and observed by the owner and the resident caretakers. Those requirements are spelled out in the policy.

The second policy establishes timelines for sanctions in the event that an owner chooses not to comply with the requirements of the 6th Amendment to the Declaration requiring that all owners provide current proof of insurance coverage for their unit to the Association each year. The Managers who will be happy to provide you with written copies of the new policies upon request.

All residents are asked to be mindful of operating BBQ grills away from the sides of buildings and deck walls, and away from under building overhangs on decks so as to reduce the potential fire hazard.

For the safety of all pedestrians, all residents are asked to observe the 5 mph speed limit while driving.

## *Summer Tips*

- For the security of all our residents, please be sure to secure the pedestrian gates behind you when you leave or enter NW Village. We want to prevent uninvited "guests" from entering the property.
- As a reminder, ALL pets must be kept inside, and must be on a leash when outside. Please be sure to pick up waste deposited by your dog. Our landscape contractor doesn't enjoy stepping in dog waste.
- The pool and hot tub are now open for use. Please follow pool rules in order to be safe this summer.
- Reminder: an easy shortcut for your guests to use to contact you at the call box : simply enter your unit number, then press "Call."
- Reminder: storage of anything other than patio furniture is not permitted on decks and porches.
- Additional parking spaces on the lower Lincoln Way drive above the mail kiosk can be rented on a monthly basis for \$10. Please see Chris Baker in Unit #44 for details.
- Reminder: Association rules prohibit the parking of RVs, travel trailers and boats in the complex.

## *News Around the Village*

Major projects being completed around the complex for this year include the following:

- We are well into the lengthy process of re-painting our buildings this summer. The painters plan to be here throughout the course of the summer and into the early fall. The project is scheduled to be completed by no later than the end of September, depending mostly on weather conditions between now and then. The project is being funded by six owners who have invested funds with the Association.
- We will seal cracks in our asphalt drive to prevent further damage and erosion.
- Recoating all our asphalt has been postponed for one additional year due to budget constraints.
- We will plant some additional new shrubbery in a few select places around the complex to replace old shrubs and dead trees that were removed over the past several years.
- Unfortunately, we lost several trees over the past winter, including one pine tree that recently blew down in a strong wind, and an as yet undetermined number of aspen trees which will be cut down.
- No other major projects are planned for this year.

Additional Information for Residents:

- The tennis court continues to sink. A Board Committee is considering alternative uses for the space.
- One of the vegetable garden plots behind the clubhouse is available for use by any resident who would like to use it; please see Joy Fitzpatrick in Unit #14 for details.
- The covered barbeque adjacent to the pool is available for use by residents throughout the summer.
- There are currently two units for sale in the complex: Unit #21 and Unit #27.

**Please help our new residents feel welcome:  
Rylee Bonacci and Kenzie Eisenbarth in Unit #50**

# ***Northwest Village Bulletin - Addendum***

## ***Bicycle Storage***

The NW Village Board of Directors has been considering the problem of inadequate bicycle storage around the complex. We currently have covered spaces for storing eleven bicycles in the three garbage sheds. We have observed that many of the bicycles currently stored in those locations are not in regular use, and have simply been collecting dust for the last couple of years.

Additionally, more and more bicycles have been appearing outside condominium units, either chained to carport posts, or stored on porches or decks, which is in violation of Association rules prohibiting the storage of anything on porches and decks other than patio furniture.

The owners of Unit #22 have graciously offered to make their uncovered assigned parking space available to the Association for bicycle storage at no charge. The managers are in the process of purchasing several bicycle racks to be installed in that location. It is fairly centrally located in the complex in front of Bldg. 3.

If you have a bicycle stored in one of the garbage sheds, and are not using it on a regular basis, or if you have a garage, the Board of Directors requests that you remove your bicycle from the garbage shed storage area and either store it in your garage, or in your basement if you do not have a garage. If you are planning to use your bicycle on a regular basis, and it is currently stored in one of the garbage sheds, please contact the managers and identify for them which bicycle is yours.

If you have one or more bicycles stored on your deck, your front porch, or elsewhere outside your unit in an unapproved location, you are asked to move your bicycles either to an open space in one of the garbage sheds, or to the new bicycle racks located in parking space #22. If you are concerned about your bicycle being exposed to the elements in that location, you may wish to purchase a cloth cover to protect your bicycle when it is not in use. We are hopeful that this additional storage option will resolve the problem of inadequate bicycle storage, as well as storage of bicycles in unapproved locations.

We request your prompt compliance with these arrangements. If you have any questions about bicycle storage, please direct your questions to our managers.

Sincerely yours,  
The NW Village Board of Directors