



Northwest Village Bulletin

November 2010



Holiday Party Potluck

Sunday, January 9th

4:00 – 7:00 p.m.

In the Clubhouse.

Bring your favorite holiday dish or beverage. Visit with your neighbors!

Winter Tips

The start of winter is a good time to have a wood-burning chimney cleaned to prevent chimney fires.

It is each resident's responsibility to keep their front steps and walk clear of ice and snow throughout the winter. Ice melt is available for your use in each of the garbage sheds.

If you have fire extinguishers, it is recommended that you have them serviced once a year.

Please detach all hoses from exterior faucets to protect exterior water lines and hose bibs from freezing.

If you have heat cable in your gutters, don't forget to turn it on as freezing temperatures arrive.

If you leave for more than 2 or 3 days:

- Turn off the main water valve.
- Set your furnace to 60 degrees.
- Give the managers a contact number for an emergency, and if you wish, also a key.

Greetings and a Reminder from the Board President!

I hope this newsletter finds all our residents well as we approach the start of winter in North Idaho. I look forward to seeing many of you at the upcoming Holiday Party in the Clubhouse on January 9th.

We made good strides over the summer 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 Owners' Association.

Kudos to our managers, Lou and Sue Fleming, who have identified and corrected numerous existing and potential maintenance problems around the complex, saving our Association lots of time and money in the future. Their pro-active approach is very much appreciated.

The Board of Directors would like to remind all our homeowners that the monthly Association fee will increase to \$220/month effective January 1st. This increase was approved at the annual meeting of homeowners last June.

I'd also like to encourage all our residents to lock your vehicles and secure valuables out of sight. We had two incidents of vehicles being stolen at night from the complex in August and September. Your vigilance and care are much appreciated!

Wally Adams
NWV Board President

Northwest Village Owners Association

Lou and Sue Fleming, Association Co-Managers – 208-667-1144

Recent Events Around the Village

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

- Arranged for the replacement of 11 failed skylights.
- Repaired a sink hole in our asphalt driveway, and had the cracks in our asphalt drive sealed to preserve the life of the asphalt.
- Sealed cracks in the tennis court.
- Arranged for repair of concrete curbs, steps and walks in several areas around the complex. Some additional concrete work remains to be done next year.
- A new community garden was installed behind the clubhouse by Jim Ball in Unit #35. Residents may contact Jim for details regarding use of the garden.
- Arranged for the installation of gutters on the back sides of most of our carports to prevent further landscape erosion, and have arranged for fall gutter cleaning before it snows.
- The south side of the clubhouse was painted, along with both entrance signs, the new pool fence, and most of the decks in the complex.
- Planted new shrubs throughout the complex in areas where old overgrown shrubs had previously been removed.
- Repaired and upgraded the landscape watering system throughout much of the complex.
- Cut down and removed four dead aspen trees.
- Did considerable maintenance and repair to the fence along the west side of the property.
- Planted grass in the area between the pool and the barbecue shed.
- Did some additional spraying of moss on roofs throughout the complex.
- Arranged for fall window washing.
- We have contracted for snow removal for the winter with the same company that we have used for the past several years.

Additional Information for Residents:

- The Board of Directors would like to remind all dog owners that Association rules require that all dog waste be picked up at the time it is deposited, and placed in a dumpster.
- Residents are reminded that decks and porches may not be used for storage with the exception of patio furniture.
- Residents are strongly encouraged to lock vehicles and secure valuables out of sight to help prevent vehicle thefts.
- If you have not yet had heat cable installed in your gutter over your front porch, and would like to have it installed, you may contact the managers for information. Installation would be at your own cost, approximately \$250-\$300, depending upon the amount of gutter on the front of your unit.
- There are four units for sale in the Village, and five units leased or approved for lease.

Please help our new residents feel welcome:

- **Kyle Nagel and Andrea Nagel-Kalas in Unit #12**
- **Paula and Mallory Roukema in Unit #21**
- **Kimberly Manaut in Unit #46**
- **James Noel in Unit #49**
- **Travis Hauff in Unit #51**

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