



Northwest Village Bulletin

www.NWVillageCdA.com

November 2011



Holiday Greetings from the Board President!

What a beautiful time of year to be in Coeur d'Alene! After a too short summer season, we are blessed with the riot of autumn colors around our Village, wood smoke in the air, days filled with sunshine and crisp temperatures.

Under the watchful supervision of our co-managers, Lou and Sue Fleming, we as a community have witnessed the completion of several projects around the Village that needed attention during the year. They have outlined those projects in their managers' report on the back side of this Newsletter.

I would like to remind everyone that the monthly Association fee will increase by \$10/month to \$230 in January. This fee increase was approved by a vote of the homeowners at the Annual Meeting last June. The purpose of the fee increase is to begin building a larger capital account to pay for significant anticipated capital expenses in future years as we continue to maintain our aging complex.

As we move into the holiday season, we invite you to join your neighbors to decorate the clubhouse and grounds on Saturday morning, November 26th. It doesn't take long when we all help and it's a good way to spend some time with your neighbors.

Our annual holiday potluck will be Sunday, December 11th at 4:00 p.m. in the Clubhouse. Please plan to bring a dish to share and enjoy some holiday "cheer" with your neighbors. It's always an enjoyable event!

Best wishes for an enjoyable and safe winter season.

Annie Mote
NWV Board President

Holiday Party Potluck

Saturday, December 11th
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 yearly.

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

If you have heat cable in your gutters, don't forget to turn it on for the winter.

If you leave town:

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

Northwest Village Owners' Association – www.NWVillageCdA.com
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 the following:

- Repaired the collars of two sewer covers in our asphalt drive that had failed and were sinking.
- Arranged for the replacement of 19 chimney caps throughout the complex, and the repair of an additional 17 caps to prevent water leaks into the units.
- Cleaned and stained the wood posts supporting all the carports, mail kiosks, the clubhouse, the bus stop and the tennis court fence so the wood will be protected against further damage and erosion due to exposure to the elements.
- Painted 11 condominium front doors and the two exterior doors of the clubhouse.
- Sealed cracks in the tennis court.
- Repaired and resealed gutters throughout the complex to prevent leaks.
- Planted new shrubs in several areas around the complex in areas where old overgrown shrubs had previously been removed; in particular, we removed old overgrown shrubbery inside the pool area and replaced it with new shrubs and bark.
- Planted new sod in the pool area next to the clubhouse, and also just outside the pool fence adjacent to the barbecue shed, as well as adjacent to Building 1 on the east side.
- Replaced the soft cover to the hot tub when it was damaged and no longer serviceable.
- Repaired and upgraded the landscape watering system throughout parts of the complex.
- Cut down and removed five dead or dying aspen trees and four diseased pine trees.
- Did some additional spraying of moss on roofs throughout the complex, and installed zinc-coated wire along the ridges of several roofs as a test for moss prevention.
- Arranged for the servicing of our clubhouse furnace and the servicing and repair of the clubhouse air conditioner.
- Arranged for fall window washing.
- Purchased two composters (with the assistance of several homeowners) which are located by the garden plots.
- Captured and relocated a total of 15 stray cats from the complex. Special thanks to Jim Alexander and Paulette Mitchell for their efforts in relocating the cats!
- 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:

- We now have a website for our NW Village: www.NWVillageCdA.com. Residents are encouraged to visit the website periodically for current information about the complex.
- 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 and break-ins.
- The Board of Directors has recently approved a written set of guidelines for the purchase and installation of permanent retractable patio awnings – contact the managers if you are interested. Purchase, installation and maintenance of the awnings would be at your own expense.
- 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 expense.
- There are five units for sale in the Village, two units leased, and three others approved for lease.
- Garden plots are available for use by residents on a first come first served basis. Please see Jim Ball in Unit #35 if you would like to have the use of a plot next spring.

Please help our new resident feel welcome:

Ashley Shalock in Unit #21

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