



Northwest Village Bulletin

www.NWVillageCdA.com

November 2012



Season's Greetings from the Board President!

Hello, Neighbors!

What beautiful fall colors we have this year around the Village and around Coeur d'Alene! We have enjoyed a mild fall after another too short summer season. Our pool stayed open to October 10th this year for all of our swimmers to enjoy!

This year we were able to complete and start some of the projects outlined by our Long Range Planning Committee. For a full listing of the projects completed this year, please refer to the other side of this newsletter.

On a less positive note, our tennis court continues to show signs of deterioration as the sinking areas increase in size. The Board has appointed a committee of homeowners to explore other options for this area. Our co-manager, Lou, has outlined the depressions for observation of further sinking as we continue to monitor the current unplayable conditions.

Instead of a holiday gathering, we held a Fall potluck for our residents prior to the September Board of Directors meeting. It was a lovely evening enjoyed by approximately 18 homeowners and families. It was also an opportunity to wish our "snowbirds" safe travels.

Please remember that by the approval of our homeowners at the Annual Meeting, dues for Northwest Village will increase on January 1, 2013 to \$240.00 per month. The purpose of the fee increase is to continue to build a larger capital account to pay for anticipated capital expenses in future years as we continue to maintain the facilities and grounds in a pleasant and safe environment.

May each of you have a very pleasant Winter season. Annie Mote

Clubhouse Keys

If you would like to have access to the clubhouse for your unscheduled personal use, keys to the clubhouse are available from the managers for a nominal cost of \$5.

Winter Tips

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.

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

If you have fire extinguishers, it is recommended that you have them serviced yearly.

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

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 in your basement.
- 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 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:

- Sealed the cracks in our asphalt drive to retard further cracking and breakdown of the asphalt.
- Removed the siding battens from five sides of our buildings, replaced damaged siding boards on those five sides, painted those five sides with Sherwin-Williams Duration exterior paint, and also painted the south sides of two garages. Additional painting will be done next year.
- Replaced numerous sections of aggregate concrete throughout the complex that had become trip hazards over the years due to tree roots lifting them.
- Sealed the new sections of aggregate concrete, as well as our pool deck with Super Diamond Clear to preserve the finish and reduce the risk of chipping and cracking.
- Made numerous repairs and some additions to our sprinkler system throughout the complex.
- Replaced the siding on the south sides of 7 chimney boxes on Buildings 2 and 4.
- Replaced failed skylights on two units.
- Arranged to have moss removed from our grass; the grass sprayed twice with liquid fertilizer.
- Removed old unsightly juniper shrubs from the island in front of Unit #26, and replaced them with new sod. A few additional shrubs were installed in several places around the complex.
- Secured a new master insurance policy for the Association through Farmers Insurance.
- Repaired a section of outside lights that had developed a short in the circuit at the location of some buried wires, and made numerous other minor repairs of various kinds throughout the complex.
- Installed two long-life (10-year) smoke detectors in the clubhouse.
- Pressure washed all the carports and garage fronts to remove spider webs, nests and other debris.
- A new refrigerator was purchased for the clubhouse in October after the existing 30-year-old refrigerator failed.
- Installed recycle bins for newspaper, aluminum cans and clean plastics in the three garbage sheds for use by residents.
- Two owners had basement egress windows installed in their units at their own expense, and a third plans to do so shortly.

Additional Information for Residents:

- For those of you who may not be aware of it, Donna Collins, long-time resident of NW Village in Unit #24 passed away on September 13th. She is survived by her partner, Clarence Moon.
- Residents are encouraged to visit the Association's website periodically for current information about the complex: www.NWVillageCdA.com
- Residents are reminded that decks and porches may not be used for storage of any items 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.
- 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, but we will be glad to help arrange for the work to be done.

We extend an invitation to each of our residents to come join your neighbors on the morning of Saturday, November 24th, and help decorate the clubhouse and grounds for the holiday season. We will plan to meet at the clubhouse at 9:00 a.m.

Please help our new residents feel welcome:

- **Emery and Katherine Hutchins in Unit #49**
- **Ashlee Ducharme in Unit #50**

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