

Summer 2007

# Fieldstone Meadows

## Homeowner's Association Newsletter

### 2006 NNO Party

Lots of homes in the association attended the 2006 celebration. In the beginning there was a visit by a local radio station. We were visited by the police and the Ada County Paramedics. Over 50 neighborhood children got to tour the vehicles and talk to the police officers.

Raffle drawings occurred throughout the evening for both the adults and children.

There was face painting, balloons, a clown, sack races with medals, cookies, donuts, frozen yogurt, water balloons, and the evening ended with glow bracelets and the pinata as the sun went down on the warm summer evening.

This year promises to be bigger and better. We learned many things last year about how to improve the event. There will be more carnival games / prizes, as everyone seemed to really enjoy that aspect of the evening.



2006 NNO Celebration Party

### National Night Out Family FUN

Tuesday, Aug 7th starting at 6:00 pm

Where: Chateau Park (2640 W. Chateau)

Please come join the fun at Chateau Park after **6:00 pm on Tuesday August 7st!** The park is the location for a block party and will be filled with your neighboring families! There will be youth activities, pizza, snow cones, games and prizes and visits from local law enforcement.

Fieldstone Meadows is one of the registered participating hosts for this event in the city of Meridian. We can all join forces to promote police community partnerships; crime, drug and violence prevention; safety; and neighborhood unity.

Many local sponsors are supporting this event via fund raising and are donating many of the items to the City of Meridian that will be given to our subdivision and distributed at Chateau Park.

Feel free to bring your own picnic baskets and beverages. Chair, blankets, park play gear, etc... (No beer or alcohol allowed on public park property.) Dogs must be on leashes.

Softball, basketball, soccer, frisbee, and other usual park activities will be occurring.

Volunteers are welcome to help make this a fun family evening for all. For more extensive information about this national event, you can go to this link:

[www.nationaltownwatch.org/nno/about.html](http://www.nationaltownwatch.org/nno/about.html)

## Annual Meeting Minutes

We had a successful annual meeting in March. We have again come a long way in the past year. Some of the association fences were repaired, cleaned and stained in the summer of 2006. The rest of the subdivision fences will be repaired this summer.

The Ballot amending CC&R 2.15 to allow trucks and vehicles 1 ton and lower in front of the home passed.

We received a review of the crime offenses for our subdivision. There has been a rise in car burglary, vandalism and burglaries from garages and homes. Keep your eyes open, and after making a report with the police, let your neighbors know if you are a victim so that they can be on the lookout too.

We reviewed the 2006 financial information and the 2007 budget. The income for 2006 was less than budgeted as fewer homes sold than was anticipated. The association has been operating in the red for the past several years. A vote was taken to raise the dues to cover these annual shortfalls. It was voted to raise the annual dues to \$200.00 with a 50% discount when paid on time. This makes the 2007 budget balanced for the first time.

We discussed how to deal with delinquent past due homeowners. It was decided that as long as they make payment arrangements and continue to pay, they will not have to pay the fines or interest, because they are making an effort. All homeowners that do not pay and do not make payment arrangements will be taken to small claims court.

Upcoming violation notices were discussed. Letters will go out for fences, house paint, trailers, garbage cans, and unkempt lawns.

The homeowners wanted to know what will happen when the letters are completely ignored. We explained that after a set period of time, the homeowner will receive lawyer letters, and then will be taken to small claims to recoup the cost of the legal fees. Should these home owners also be delinquent in their dues or fees, the entire amount would be demanded. After a small claims judgment a lien could then be placed on the property, or wages could be garnished. continued ->

Homeowners who receive violation letters who call the association manager if there is a valid problem with correcting the problem within a set period of time are granted extensions on a case by case basis.

No new board members were added at the meeting. Please contact us if you would like to join or serve on a committee. (703-4370)

The irrigation meeting directly followed the annual meeting. The dues were raised back to the 2005 level of \$290, with a discount of 50% if paid on time. A Special assessment was discussed should funds run short due to the installation of the new access point and the flushing of the lines. It was voted that the special assessment could be sent out later in the year if needed.

Earlier - we discussed the ballot mailed in the March 2007 newsletter and why it was necessary to make the change. (See below for the ballot results.)

## Ballot Results

### C C & R Article II, Subsection 4.2.2

Special Assessments for Capital Improvements

The proposed change was in regards to the one time transfer fee dollar amount.

The ballot passed, so now the wording reads:

Additionally, **upon the sale of each Lot** by Grantor, the purchaser shall pay a one-time special Assessment of **Three Hundred and no/100 dollars (\$300.00)** per Lot. Such special Assessment shall be paid on or before the date of recordation of the deed from Grantor to the purchaser. Grantor, as agent for the Association, shall be entitled to collect this one-time special Assessment at the closing of the Lot sale. This one-time special Assessment shall be used to defray organizational cost for the Association and general costs of operation.

The \$300 transfer fee applies to all homes in the subdivision selling to a new owner. It is usually paid for by the buyer, but can be split between buyer and seller, or paid for by the seller during the offer / closing negotiations.

## CONTACT INFORMATION

### Fieldstone Meadows

Homeowners Association  
PO Box 721 - Meridian, ID 83680

**Association Manager: (208) 703-4370**

#### 2007 BOARD OFFICERS

President: Rick Tallada  
V-President: Diane De La Hunt  
Treasurer: Dick Kluckhohn  
Secretary: Cristy Stockinger  
Architectural: Jeremy Drescher  
Jackie Archibald  
City Code: Melissa Delaney  
Karen Bressler

**[www.fieldstonemeadowshoa.org](http://www.fieldstonemeadowshoa.org)**

**[email@fieldstonemeadowshoa.org](mailto:email@fieldstonemeadowshoa.org)**

## What about Dogs?

There is nothing in the CC&Rs about dogs. Each homeowner is responsible for taking care of their dogs, and making sure that their pets don't bother their neighbors.

When a dog is barking excessively and becomes a nuisance, has escaped and is on the loose, or outside and scaring children, it is time for the city of Meridian to get involved.

The first step is to call Animal Control at the Meridian Animal Shelter at **888-6678**.

They visit the home, sometimes issue fines or citations, which sometimes leads to court dates for repeat offenders, and can be quite costly. They recommend bark collars for dogs that are left at home alone all day. Dogs must be on leashes when walking around the neighborhood. If you have a dog related problem, please call Animal Control.

## Irrigation News

In the spring of 2007, a new access point was installed in the midpoint of the main irrigation line. This allowed us to completely clean out the line and remove any blockages, mud and debris. We repaired a couple of line breaks.

So far this year, the pump has been running almost non-stop, with the exception of when too many homeowners are attempting to water at the same time. Common shut off times are early in the morning and around sunset. If you find that your lawn is not being watered during these times because the pump has shut itself off, try watering during another section of the day. If you do water during mid day hours, set your timers for a longer period so that the summer heat does not evaporate most of your water. For those on drip systems, longer watering times are necessary during the heat of the summer.

To help - automatic timers should be reset to water on a staggered schedule at non-peak times and **only** on your scheduled days:

**Even number houses: Tues. Thurs. Sat.**

**Odd number houses: Wed. Fri. Sun.**

If the system is 'down' during your usual watering time, try again later that day. When it is your turn to water, and the water is on, try to water for a longer period of time. That way your lawn and plants will become less dependent on daily watering and the root systems will become stronger and more hardy.

For watering fruits and vegetables, city water should be used, as irrigation water might not be fit for public consumption nor is it free from various contaminants. Irrigation water should also not be used for swimming pools or pets and children using the water for play.

## Visit our Website!

**[www.FieldstoneMeadowsHOA.org](http://www.FieldstoneMeadowsHOA.org)**

You can now pay your dues online!

Also: CC&Rs, Irrigation Status, and useful links

Newsletters are available for viewing in full color on our website. Click on NEWSLETTERS



## Delinquent Accounts

**THE FOLLOWING HOMES ARE PAST DUE  
for 2005, 2006 or 2007 Invoices:**

2458 W Park Stone Dr  
2469 W Park Stone Dr  
2479 N Old Stone Wy  
2486 N Leann Wy  
2500 W Whitestone Dr  
2540 N Waterstone Wy  
2574 N Leann Wy  
2587 N Leann Wy  
2592 N Waterstone Wy  
2597 W Park Stone Dr  
2601 N Waterstone Wy  
2623 W Whitestone Dr  
2624 N Leann Wy  
2661 N Old Stone Wy  
2674 N Old Stone Wy  
2701 W Pebblestone Ct  
2717 N Old Stone Wy  
2717 W Whitestone Ct  
2776 N Fieldstone Wy  
2779 N Old Stone Wy  
2785 N Old Stone Wy  
2821 N Old Stone Wy  
2848 N Old Stone Wy  
2862 N Old Stone Wy  
2893 N Old Stone Wy  
2937 N Quarrystone Wy  
2966 N Old Stone Wy

**Why did I get a courtesy notice about a violation? Am I the only one that received a letter?**

If you received a letter - we also sent letters to other homeowners with a similar issues.

Questions and complaints about fences and lawns, paint and weeds, come into the board each month. According to other HOAs, these are typical and normal for most subdivisions with CC&Rs.

Our job is to notify the homes in hopes that they will take care of the problem and the entire subdivision will remain looking great. Please do your part even if others near you don't. Perhaps you will inspire them to care as well.

## Where to store your trailer

According to the CC&Rs, trailers, RVs, boats, campers, motor homes and similar vehicles are not allowed to be stored in front of the property.

This can cause a problem for a homeowner or renter who doesn't have room to place the vehicle in the back yard or on the side of the home behind a fence.

The following locations offer monthly RV and trailer storage in the Meridian Area:

### Storage Cubbys

363 N Linder Rd, Meridian - 895-8889

### The Storage Place

155 Nw 10th St, Meridian - 888-0033

### Acorn Storage

641 W Franklin Rd, Meridian - 888-4031

### Stor-it Rental Storage

355 N Ten Mile Rd, Meridian - 895-0900

### Republic Storage

627 S Meridian Rd, Meridian - 888-4500

## Trash Collection

Our CC&Rs state that garbage cans must be kept out of site - inside the garage, the house or behind the fence or house and / or screened from view.

Those huge green garbage cans provided by the City of Meridian make this rule easier to follow. SSC has 95-gallon wheeled carts available to rent for \$2.70 per month. You can rent as many as you need. Each cart can hold the amount of 3 normal sized 32 gallon garbage cans. They move easily, and they help the trash collectors *immensely* because the garbage truck lifts them instead of the garbage collector personnel.

Call Sanitary Services Co. at 888-3999 if you need to order a wheeled cart or recycling bin.

**Have no access to the backyard to store your cans?** You can build a short screen on the side of your house especially to hide and cover your can. Wood and resin outdoor privacy screens that are sold to hide air conditioner units can also be used to hide garbage and garbage cans and are sold for that purpose.

# FENCES

Cedar fences when they are brand new can look terrific. If they are not sealed or stained they fade to a silvery gray. This is a natural weathered look, and as long as the posts and boards are not black, leaning or damaged, and the boards all remain one color, homes with fences such as these do not receive violation letters.



The fence above in the before picture would receive a violation letter. Fences are the number one complaint that the board receives. Unlike lawns that only need to be maintained half of the year, fences that are dingy and unattractive are a dramatic eyesore all year long. It is frustrating to live next to a fence that isn't properly maintained. The fence above has depreciated in value and it effects those driving through the subdivision, in their impression of the overall curb appeal.

The first step if you have a fence that looks like the before picture above is to clean the fence. If you don't clean the fence first, the discoloration and wood damage will still be there under the stain, the stain will not soak in properly to the wood, and the fence will have to be taken care of again much sooner than if you had cleaned it first.

One way to clean a fence is with a pressure washer and TSP cleaner. The washer can be rented from Home Depot, and the expense can be shared with other neighbors that need to pressure wash their fences also. Another option is to scrub the fence with a stiff brush and a wood cleaner. This should remove all of the aged wood cells to expose a fresh layer of wood. Depending on the cleaner, it can remove water damage, UV damage, mildew deposits, dirt, and grime. Cleaning thoroughly also allows more sealer to soak in and improves the protection and finish. It's amazing how fresh and new the fence can look after washing.

Next comes protecting the fence so it keeps looking great. This involves, stain or paint. To preserve the natural color of the wood, use two coats of exterior oil stain. It seals the wood while allowing the grain to show through. It comes in clear and multiple colors. Allow 48 hours for the fence to dry after washing it before applying the stain. The sealer can be sprayed, brushed or rolled on. You want as much sealer as possible to soak into the wood. If you decide to paint your fence with an exterior paint, make sure to use an exterior primer for bare wood first.

Because of landscaping and water sprinklers, wood rarely receives uniform exposure to the elements and the result is lines or a blotchy look. Weathering from irrigation and sunlight breaks down the surface fibers and draws chemicals within the wood to the surface causing dark patches where the water penetrates the wood. The fences that looks like this need to be cleaned and sealed. This will protect it against further sprinkler water stains, damage and mildew.