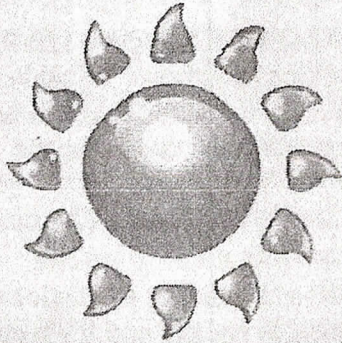
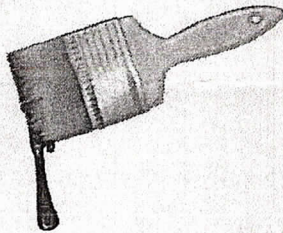


Plantation Master Association Newsletter - June 2013



Summer heat will soon be here and making changes to your watering times and schedules for the rest of the season or until things cool off not only helps with the appearance of your lawn and landscaping, but can save your investment. Covenants require homeowners to maintain watered lawns. If you see a geyser sprinkler head, brown spots, or other maintenance problems on HOA property, email Jerry Lowe at poslo@msn.com with a description of the problem and the location.



Fix-up, Paint-up, Roof-up, Remodel and Landscaping: Exterior painting, re-roofing, landscaping, fencing, patio modifications, additions, or changes must be pre-approved by the AECC (Architectural & Environmental Control Committee) and done within established

guidelines and controls. Before you start, contact the AECC Committee to ensure that you're on the right path. You can contact Riverside Management at 208.376.1616, or riversideboise@aol.com, Craig Fenwick at cfenwick@cableone.net, Janelle Curtis at janellecurtis1@gmail.com, or Doyle Allen at dandc@cableone.net. Please copy all three members of the AECC Committee with your request or questions just in case one or more might be unavailable. That will help get your project started on time.

Need a copy of the AECC Guidelines? Contact Riverside Management at our dedicated line, 208.321.7771, or 208.376.1616, or riversideboise@aol.com. There is a small charge. Once we are up and running with a web site, HOA information will be available on line.



I Paid My Dues, But I Got Another Notice! Sometimes checks, invoices, and notices cross in the mail. With as many sub-associations as we have in Plantation, single checks for multiple payments can complicate the process. With over 250 homeowners, sooner or later there will be a minor glitch. If you have questions, contact Riverside Management using the information above and let them know there is a problem. If you indicate on the check what the payment is for, it does help.

Are Homeowner Association Covenants, Conditions, and Restrictions (CC&Rs) Really Enforceable? Yes! In the many cases that have come before it, the Idaho Supreme Court says "yes". In Plantation's case, the Master Declaration of the Plantation Master Association, Inc. was recorded in 1978. The deeds to the lots in the subdivision were recorded later, and are all subject to the provisions of the CC&Rs. The Master Declaration contains some regulations that apply to all homeowners in the subdivision. Additionally, pursuant to the authority given in the Declaration, the AECC has also issued regulations that are binding on all homeowners in the subdivision. The Idaho Supreme Court has upheld the authority of the Board of Directors and

the Architectural Control Committee contained in the CC&Rs in the many cases that have come before it including regulations that control building and remodeling homes, fences and landscaping, restrictions on unattached buildings and the screening of trailers and recreational vehicles. The AECC Committee performs a valuable service for all of us by consulting and adhering to the regulations that make the Plantation Subdivision a great place to live. Presently, the AECC is discussing slight modifications to several regulations regarding restrictions pertaining to trailers and RV's parked temporarily on streets to prevent abuses that inconvenience surrounding homeowners.

Names to Know:

Pierce Roan, President - Plantation HOA/Director at Large, pierceroan@aol.com, 208.949.1512

Kent Brown, Director at Large, lkbandslb@mac.com, 208.853.7939

Tom Cushman, VP - Plantation HOA/Director at Large, tcushmanlaw@yahoo.com, 208.794.1867

Kent Johnson, Director/President - Tanglewood HOA, johnsonkentpam@cableone.net, 208.378.0962

Sharron Jarvis, Director/President - Townhouses @ Plantation, sjarvis@cableone.net, 208.853.870

Joe Leaf, Director/President Lake Plantation HOA, jleaf@fiberpipe.net, 208.830.3593

Craig Fenwick, Chairman - AECC, [cfeenwick@cableone.net](mailto:cfenwick@cableone.net), 208.853.3577

Janelle Curtis, AECC, janellecurtis1@gmail.com, 208.854.1197

Doyle Allen, AECC, dandc@cableone.net, 208.853.3364

Jerry Lowe, Chairman - Maintenance, poslo@msn.com, 208.853.5181

Becky Hoth Sievers, Treasurer - Plantation HOA, becky.hoth@gmail.com, 208.861.3001

Marilyn Sagehorn, Secretary - Plantation HOA, mls@clearwire.net, 208.853.6147

Help/Expertise is welcome from qualified people. If you have an interest in one of these areas, or know someone who might, contact Pierce Roan at pierceroan@aol.com.