

# Blue Horizon

Homeowners Association

April 2005

## Design Review Requirements

If you are planning to make improvements to your property, you must submit your plans to the Design Review Committee for review, and wait for the committee's decision in writing, *before* you begin any work. You may also need to obtain a building permit from the Meridian Building Department; contact that department at 887-2211 for assistance with building permit requirements.

To submit your project for review by the committee, contact Advantage Idaho at 323-1080 or [cindy@advantage-idaho.com](mailto:cindy@advantage-idaho.com) and request a design review request form. You can also download a form from the Blue Horizon subdivision website ([www.bluehorizonsub.com](http://www.bluehorizonsub.com)).



Complete the form as completely as possible, providing samples and drawings as applicable, and return the form to Advantage Idaho. Once Advantage Idaho receives the form, the volunteer committee will review your project and submit their decision to both the owner and Advantage Idaho in writing. Please allow at least two weeks for processing.

The mission of the Design Review Committee is to protect the quality and value of the homes in the subdivision, and to protect all owners. By ensuring that designs, materials,



and colors harmonize in the subdivision, owners are protected from living next to

a four-story home painted aqua and tangerine, or a home with a ten-foot cinder block fence. If you wish to read more about the Design Review Committee, please see Article 8 in the *Covenants, Conditions and Restrictions*. The current Design Review Committee members are: Kevin McNeese, Michael Bjorum, and Frank DeRita.

Having to get permission before improving your property isn't really a new concept, it is simply an extension of city codes and building permit requirements that have been around for many, many years. While some people dislike the paperwork, most people like living in a neighborhood that is free of eyesores, especially when it comes time to sell their home.

### What Are Improvements?

In the covenants, the term improvements relates to any structure, facility or system, or other improvement or object, whether permanent or temporary, which is erected, constructed, placed upon or allowed on, under or over any portion of the property, including, without limitation, residential structures, accessory structures and buildings (such as sheds), fences, streets, drives, driveways, parking areas, sidewalks, bridges, pathways, curbs, landscaping and landscaping improvements or structures, walls and retaining walls, hedges, plantings, trees, vegetation, rocks, signs, lights, mail boxes, electrical lines, pipes, pumps and other similar equipment, ditches, recreational facilities, grading, roadways, utility improvements, and any new exterior construction or exterior improvement which may not be included in the foregoing list. Improvements include both original improvements existing on the property on the date the covenants were recorded and all later changes and additions to the property.

## Responsible Pet Ownership

Advantage Idaho has received several complaints about dogs being allowed to roam in the Blue Horizon subdivision, defecating on sidewalks, on other people's lots, and in the parks.

Please accept responsibility for your pet by obeying both the covenants (see Section 7.4 below) and city code requirements contained in Title 6, Chapter 2 of Meridian City Code. (You can view Meridian's City Codes at <http://66.113.195.234/ID/Meridian/index.htm>.) Dogs must be on a leash whenever they are not confined inside a house, a vehicle, or other enclosure. Dogs must also wear a collar with the city's required license tag securely attached. It is unlawful in Meridian to own or keep dog that is more than six months old without first procuring a dog license from the city (Section 6-2-3 of Meridian City Code).



## Neighborhood Watch Program

Volunteers are needed to serve as block captains for the new Blue Horizon Neighborhood Watch program. If you would like to learn more about the program, Melissa Delaney from the Meridian Police Department will be at the next board meeting, April 28, at Round Table Pizza, 499 S Main Street. Melissa's presentation will begin at 8:00 p.m.

The subdivision will be divided into five areas for the program, and a block captain will be needed for each of those areas. If you want more information, please contact Mick Brunson at 887-1549 or [mick@bluehorizonsub.com](mailto:mick@bluehorizonsub.com).

## Association Fee Reminder

If you start saving just \$20 a month now, you'll have saved \$200 by January 2006—enough to cover next year's dues.

## From the Covenants

Section 7.4 Animals. Up to three dogs and three cats may be kept on a Lot, subject to their being restrained from creating a nuisance for any adjoining properties. No poultry, livestock or other animals not customarily kept as indoor house pets are permitted. Any animals not on an Owner's Lot must be accompanied by the Owner or other responsible person and must be on a leash or other appropriate tether, and the Owner or custodian of the animal shall be responsible for the immediate cleanup of the animal's droppings. Each Owner shall be further responsible for any damage caused by any such Owner's animals. No kennel or other area intended to restrain or enclose animals shall be constructed without the approval of the Design Review Committee and, if approved, shall not be located on the Lot in such a fashion as to create a nuisance for any adjacent Lot Owner and shall at all times be kept in a clean and odor free condition. Without limiting the generality of the foregoing, consistent and/or chronic barking by dogs and/or an Owner's failure to clean up the excrement from a dog shall be a nuisance. (Nuisances are covered by Section 7.6 of the *Covenants, Conditions and Restrictions*.)

Section 7.2 Maintenance Obligations; Owner's Obligations. No Improvement shall be permitted to fall into disrepair on any Lot, and each Improvement shall at all times be kept in good condition and repair. In the event that any Owner shall permit any Improvement to fall into disrepair, including trees and landscaping, which is the responsibility of such Owner to maintain, so as to create a dangerous, unsafe, unsightly or unattractive condition, or damages property or facilities on or adjoining his or her Lot, the Association, upon thirty (30) days' prior notice to the Owner of such Lot, shall have the right to correct such condition, and to enter upon such Owner's Lot for the purpose of doing so, and such Owner shall promptly reimburse the Association for the cost thereof. Such cost shall be a Limited Assessment and shall create a lien enforceable in the same manner as other Assessments as set forth herein. The Owner of the offending property shall be personally liable, and such Owner's property may be subject to a mechanic's lien for all costs and expenses incurred by the Association in taking such corrective acts, plus all costs incurred in collecting the amounts due. Each Owner shall pay all amounts for such work within ten (10) days after receipt of written demand therefor, or the amounts may, at the option of the Board, be added to the amounts payable by such Owner as Regular Assessments.

# Conserving Water

Water-efficient landscaping is one way to preserve Idaho's water. United Water lists the following seven principles of water-efficient landscaping on its website (<http://www.unitedwater.com/uwid/consrvid.htm>):

- Planning and Design
- Appropriate Plant Selection
- Practical Turf Areas
- Efficient Irrigation
- Soil Improvements
- Mulching
- Good Maintenance

Due to the constraints of covenants and architectural guidelines that govern the look of the subdivision, the last four principles are most relevant for Blue Horizon homeowners. For instance, adding a moisture sensor can make an irrigation system more efficient by adjusting

Unhealthy plants can attract pests. Seek advice from landscape professionals.

for weather conditions. Soil improvements allow water to be better absorbed and retained by the soil. Mulches serve to cool the soil and slow erosion and evaporation, and healthy landscapes use less water, fertilizer, and pesticides.

*Boise Parks & Recreation Water Conservation Guidelines* (available on the Internet at [www.cityofboise.org/parks/caring/water\\_conservation.pdf](http://www.cityofboise.org/parks/caring/water_conservation.pdf)) is another source of valuable information for conserving water. These guidelines stress the importance of maintaining irrigation systems and watering based on conditions, rather than on a fixed schedule.

## Idaho Power Tips

Electrical use in Idaho is also tied to water conservation. Idaho Power, which typically derives 60 percent of its power from 17 dams on the Snake River and its tributaries, offers conservation tips and services on its website at [www.idahopower.com/energycenter/default.cfm](http://www.idahopower.com/energycenter/default.cfm).

# Thank You

Thank you to everyone who helped with, and participated in, the Blue Horizon Christmas Lights Contest and the recent Easter Egg Hunt.

## Lawn Tips

The clay soil in this area can get compacted, making it difficult for plant roots to receive the air and nutrients they need. When this area was farmland, the soil was tilled each year. Now, with lawns replacing crops, it is necessary to aerate your lawn, removing plugs of soil from your lawn to provide air and nutrients to the roots of the grass. Applying gypsum to the lawn after aeration can also help to further break up the soil and improve nutrient delivery.

Lawn care experts recommend watering grass for 20-30 minutes twice a week. Watering too long on compacted clay soil, though, may cause the water to run off the surface. One suggestion for checking to see if your lawn needs watering is to push a six-inch screwdriver into the soil. If the screwdriver goes into the soil easily, it is still wet. If it takes effort to push the screwdriver into the soil, it is time to water.

## Irrigation News

The Nampa-Meridian Irrigation District supplies irrigation water for Blue Horizon subdivision. Access to irrigation water should be available about April 21, approximately 10 days after the irrigation district turns their systems on.

Because of this year's low snow pack, irrigation water may not be available as long as usual (typically October). Pushing the start date back from the usual April 15 date should allow the irrigation water to stay on longer at the end of the season than current drought conditions would normally allow.





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## Park Improvements

New signs and trashcans will soon be installed in Blue Horizon's two parks.

Visit the subdivision's website at [www.bluehorizonsub.com](http://www.bluehorizonsub.com) for more about this and other news affecting the subdivision.

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### **IMPORTANT HOMEOWNER INFORMATION**

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