

Blue Horizon

Homeowners Association

September 2004

First Homeowners Board Elected

At the annual homeowners meeting on August 12, five new directors were elected to the Blue Horizon Homeowners Association board of directors. The new directors are:

President	Mick Brunson	mick@bluehorizonsub.com
Vice President	Kevin McNeese	kevin@bluehorizonsub.com
Secretary/Treasurer	Michelle Houde	michelle@bluehorizonsub.com
Social Chairperson	Katy Bjorjum	katy@bluehorizonsub.com
ACC Chairperson	Dustin Sackett	dustin@bluehorizonsub.com

The board held its first regular meeting on August 26 to discuss a wide range of issues. You can find the minutes from the meeting on the new website for the subdivision (www.bluehorizonsub.com). You can also contact the board at info@bluehorizonsub.com.

Monthly board meetings will be held on the fourth Thursday of every month at 6:30 p.m. For the location, check the Blue Horizon website or call the management company, Advantage Idaho, at 323-1080. If you plan to attend a board meeting, please let Advantage Idaho know ahead of time so they can provide enough handouts for all attendees.

Blue Horizon Is Online

A website for the Blue Horizon subdivision is now online at www.bluehorizonsub.com. Kevin McNeese, the new vice-president of the board of directors, created the website and donated both his time and web-hosting services.

The website provides information about the board, the subdivision, and the community. Go online, check out the site, and sign up for the electronic newsletter.

Thank you, Kevin!



Management Company At Your Service

Advantage Idaho has been contracted to provide management services for Blue Horizon Homeowners Association. As part of this service, the company has a staff member attend board meetings, take notes, and offer guidance to the board of directors as requested.

In addition, Advantage Idaho handles calls dealing with infractions of the covenants, maintenance of the common areas, and other issues that arise which affect the association. The company will also send out quarterly newsletters to each homeowner. If you have concerns or questions, contact Cindy at 323-1080.



Another function of the management company is to collect association assessments usually referred to as dues or fees. In January, each lot owner will receive an invoice for the regular assessment (\$200 per year).



If the assessment hasn't been paid by the end of February, the payment is considered late. At that point, a second notice is sent with a description of the late fees that will be added to the amount due.

In March, if an owner still has not paid the amount due, a third notice is sent via confirmed mail to provide proof of delivery, and a deadline for payment is given. If that deadline is not met, a lien is filed against the property. After two months, if the owner has still not paid the amount due, the management company files a case in small claims court.

Costs incurred by the management company throughout the collection process—including postage, cost of preparing liens, filing fees, and time spent in court—are charged to the account of the lot owner.

How Association Funds Are Used

The annual assessments you pay each year are used to pay the expenses of the homeowners association, including the administration, improvement, and protection of the common areas, and legal or professional fees incurred in performing the duties of the association and the board of directors that represents it.



One of the biggest expenses incurred is typically for landscape maintenance. Blue Horizon has about 319,000 square feet (over 7 acres) of open space that the association must maintain and protect. The board will be reviewing bids for landscaping bids for 2005 soon, so if you have concerns or suggestions about the landscaping of the common areas, please contact Advantage Idaho at 323-1080.

Water, Water, Go Away

As many of you have already noticed, the park on Jacksnipe has a problem with standing water near the playground area. The developer has met with the landscaper and civil engineers, trying to work out a long-term solution for this problem. Watch the subdivision's website (www.bluehorizonsub.com) for updates.

A number of residents, including members of the board, are experiencing similar problems with too much water on their own lots. Though the association is not responsible for the maintenance of private lots, the board does understand the frustrations of affected homeowners.

The new website will offer a forum for homeowners to share their own solutions for the drainage problems. Many local nurseries, garden stores, and landscapers will also assist you with your questions and some even offer classes that may address your issues.

As you consider your options, keep your neighbors in mind so that problems aren't passed from one property to another. In fact, why not go talk to your neighbors and see if you can work out solutions together?

A Watering Tip

Typically, lawn care experts recommend watering your grass less frequently, but for longer periods of time. Because of the clay soil in Blue Horizon, though, it is advisable to water more frequently, for shorter periods of time, to avoid runoff.

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.

Volunteers Needed

The board is looking for volunteers to serve on the Architectural Control Committee or the Social Committee, and to assist with other projects for the homeowners association. If you are interested, please contact the board at info@bluehorizonsub.com. You can also call Cindy at the management company (323-1080) and she will give your name and phone number to the board.



Mosquito Abatement Underway

Meridian's Mosquito Abatement program is dealing with the flying pests on two fronts. First, spraying the neighborhood for mosquitoes has taken place and will continue as needed. Second, several areas of standing water are being checked regularly and mosquito larvae are being counted.

The program will keep an eye on conditions in Blue Horizon and take appropriate actions. If you have concerns, contact Advantage Idaho at 323-1080.

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IMPORTANT OWNER INFORMATION