



STRAWBERRY FIELDS

c/o ABC Management
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July 2020



SPEEDING

As weather and COVID allows, more and more people will be out and about. PLEASE watch for children, adults and pets. Use caution when driving through the community.

Code enforcement has been asked to monitor speed and parking of RVS, boats and trailers left on the street throughout the development. Please keep these items off the street when possible. **STORAGE IS ONLY PERMITTED OFFSITE, IN THE GARAGE OR BEHIND A FENCE**



PETS

NO pets allowed to run loose—including CATS

NO habitual barking—Animal control will be called for any pets left unattended, roaming or those that create a nuisance

Clean up after your pets. Don't allow them to defecate in your neighbor's yard, planter beds or common area lawns.

Residents may be charged for additional clean up in the common areas.



ENCROACHING TREES



There are several willow and aspen trees that have been planted that are encroaching onto the common area fence lines and lawn. These tree roots and branches are creating damage to the fencing as well as the lawn area and neighboring yards. ALL residents are responsible for maintaining their trees so that they do not damage or create encroachment on common property or neighboring yards/fencing.

PLEASE make arrangements to have trees pruned and maintained **AWAY from the common area fencing and rooting into the lawn.** Failure to remedy within 30 days will require the HOA to contract for service to have them removed and prevent encroachment and those costs will be billed to the Owner of the property.

Individual Owners may take action against another Owner who allows trees to encroach onto their property. These matters are civil and NOT the issue of the HOA

IMPROVEMENTS

The monuments have been completed and the annual flowers have been planted. They should bloom out with color as warmer weather approaches. We are still working on obtaining proper lighting that doesn't create a distraction or visibility problem for oncoming traffic



BOARD MEMBERS

Wayne Kralicek—President Cassandra Hansen—Secretary
Lee Broemmeling—Treasurer Mike Freeman—Vice President
Candace Bell—Director 6th Board position—Vacant
7th Board position—Vacant



Do you wonder what your monthly dues pay for ????

People often ask what the HOA dues pay for. Here is a brief outline of what it takes to operate your neighborhood.

- * Common area liability insurance
- * Property taxes for common area parcels
- * Snow removal—asphalt walkways
- * Electric & irrigation bills for common areas
- * Lawn care, sprinkler system maintenance, tree maintenance and care for all common areas.
- Postage and mailing costs for newsletters and violation notices
- Management services and collections
- Legal and income tax services
- Snow removal—asphalt walkways



Most Common Rules

ALL RVs, boats, trailers, etc. must be stored out of view or behind a fence. Please keep visibility clear and off the street when possible. No blocking sidewalks or impeding vision from moving traffic permitted at anytime.

PLEASE CONTACT MANAGEMENT IF YOU NEED ADDITIONAL TIME FOR RV/BOAT MAINTENANCE OR ONSITE REPAIRS

All trash cans must be hidden from view on non trash service days

Dogs and cats may not free roam. All Owners are responsible for cleaning up after their pets & keeping them out of neighboring yards and common areas.

Basketball hoops may not be in the street that may impede traffic

All lawns must be maintained in a clean and sanitary manner free of weeds and contain at least one tree in the front yard or swale area

Swale areas in front of each residence are to be maintained from property line to property line

During winter months all sidewalks in front of each home must be kept clear of snow from property line to property line

There is NO parking across sidewalks at anytime. This is especially dangerous for those with small children, strollers and wheelchairs

Wood fencing MUST be maintained—stained, pressure washed or painted to maintain appearance

ANY improvements or additions MUST receive approval of the Board before work commences

THE MANAGEMENT OFFICE ONLY PERFORMS SITE INSPECTIONS 2X MONTHLY

Inspection visits do not provide for daily or 48 hour follow up.



ANNUAL MEMBERSHIP MEETING

The annual membership meeting is scheduled for Tuesday September 22, 2020 @ 6:30 pm

This date is subject to change and will comply with COVID-19 safety restrictions

There will be four Board openings

If you wish to volunteer and serve your community, please submit a brief bio along with a picture to the management office. Residents may also volunteer at the membership meeting

Notice will be sent in August providing further details as the meeting and restrictions become more clear

BOARD OF DIRECTORS MEETING

The next Board meeting is Tuesday August 11th @ 6:30 pm

ABC Management office— 1397 Biztown Loop Hayden

Board meetings are open to all members.

Please note—Residents may sit in on the meeting but may not participate unless called upon.

(please call ahead if you plan to attend to provide for proper seating)

