



c/o Association Services, Inc. (ASI)  
1250 Ironwood Drive, Suite 226  
Coeur d'Alene, ID 83814  
(208) 676-8626 – direct  
(208) 676-8603 – fax

[www.camdenplacehoa.com](http://www.camdenplacehoa.com)

## ***Happy Holidays to all of our Neighbors in Camden Place!***

December 2015

Dear Homeowners,

I would like to start by saying Merry Christmas! As 2015 comes to a close we have had the opportunity as a Board to accomplish several things within the Association. First we have been working to make homeowners aware of the no parking areas. We have put up several more signs in the overflow parking area as well as along Brookhaven. The reason behind this is due to the size of our street we have to leave room for emergency vehicles to respond if needed. We ask that you please notify visitors of this policy. Also, we ask that when parking along the west side of Brookhaven please pull up as far as possible so that other cars can fit behind you with our limited parking. If possible, use garages or driveways in order to make room for those visiting. The Board has agreed to use Recovery Masters towing company who will tow vehicles parked in the no parking areas. Please remember all cars in the Camden HOA also must be in working order.

Secondly, we have been working with the landscaping company this year to work on the browning spots that were noticed throughout the year. We have been informed that due to the number of sprinklers on one line, we aren't getting enough pressure for the heads. Two other companies will come in as soon as the water is back on to evaluate the system. This way the Board can be sure we aren't performing repairs that might not fix the issue. The Board is working diligently to cut cost where possible. We are also going out to bid for landscaping again this year to ensure we are getting the best rates possible. Also this year, the Board noticed several areas that were getting over watered causing flooding. We will be working on addressing these issues to help cut the cost on our water bill.

Third, due to the cost of the security company we have elected at this time to suspend the security contract. One option we have to increase security of our community is to create a Neighborhood Watch. In order to complete this we need at least 25 percent of the homeowners to agree to participate. The Post Falls Police Department has an officer assigned to helping neighborhoods set this up and if we can get the numbers required, the Board will pursue this option.

Lastly, the previous Board had voted to do a road chip sealant on the road. The estimated cost of this will run between \$3500 and \$4500. This routine maintenance of the road will extend the life our private streets. Board Members have researched this maintenance and have found that this customary maintenance can extend the life of our road to as long as fifteen (15) years or more, especially since Camden Place is a low traffic area. As it stands right now we are at about seven (7) years with no maintenance ever being done on the road. As a Board we understand that our HOA dues are higher than some HOAs, and we are doing our best to evaluate all expenses in order to save money where possible. With only forty-two (42) homes to share the cost of the Association, we have to ensure we have adequate funding available to maintain our Association appearance and safety. If you have any questions or suggestions that may help us with accomplishing these goals, please feel free to contact the Board.

Please find enclosed a copy of the 2016 Approved Budget for Camden Place 1<sup>st</sup> Addition HOA.

I hope you all have a safe holiday season and I look forward to continue serving each of you as the 2016 year begins. From your Board of Directors, we wish you a Merry Christmas and a Happy New Year!

*Mark Chafin*

President, Camden Place 1<sup>st</sup> Addition HOA, Inc.

