



**Camden Place 1st Addition
Homeowners Association, Inc.**

c/o Association Services, Inc.
1110 Park Place, Suite 101
Coeur d'Alene, ID 83814
(208) 676-8626 – Office | (208) 676-8603 – Fax

July 23, 2019

Dear Camden Place Homeowners,

As most of you know, the primary responsibilities of the HOA are to help ensure our community is safe and pleasant for our owners and ensure property values remain strong by maintaining common areas and compliance with the community standards for home and yard upkeep. As for the common areas, this includes snow removal, road maintenance and repairs for Brookhaven, Kaufman, and Arlington, and landscaping of the common grounds.

As the President of the HOA Board, I just want to take a few minutes to give an update on the common areas. I will touch on each of the various segments, but ultimately focus on the maintenance of the grass areas and the sprinkler system.

Before I give an update, I would like to thank all of you for your efforts in keeping the community clean and inviting to new residents and guests. It is a pleasure to share a neighborhood where the residents show pride in their property and all ages are welcomed.

Snow Removal:

This year we experienced an incredible amount of snow in February. I am happy to report that despite the elevated snow removal cost this year, we were able to cover the expense with operating funds, not needing to utilize the financial reserves that we have set aside for years of excess snowfall.

Road Maintenance:

There is not much to report in the area of road maintenance. We expect to complete another seal coating in 4-6 years. Long term, it is important that we continue to build and maintain financial reserves in the event the roads require major repairs or to be resurfaced.

Common Grounds:

The common grounds, specifically the grass area are the primary focus of this update. Those that have lived in the community for any amount of time have been sure to notice that each year there are multiple sections of grass that brown and even die. Over the

years, we have tried to fix issues through repairs, extra landscape maintenance, and use of additional water. These efforts have worked at times, but ultimately the issues resurface.

After years of reports of the various issues with our irrigation system from the various landscaping maintenance companies, the board brought in a commercial irrigation expert to assess our system and recommend a course of action. Unfortunately, our two irrigation systems were poorly designed and installed. Here is a summary of the irrigation issues:

1. The irrigation lines have too many sprinkler heads, reducing pressure to those on the end of lines.
2. The majority of the sprinkler heads have too high of a flow, again reducing pressure to the heads further down the lines.
3. The sprinkler heads are not on risers, which combines with the reduced pressure to prevent many of the heads rising above the grass to spray the full designated area.
4. One of the valves is on a separate battery powered timer, which can die and go unnoticed for a period of time.

Rather than continue to spend extra funds each year on water, repairs, and extra maintenance, the board has elected to engage an experienced irrigation company to conduct the following recommended system repairs to the common areas along Charleville, Kaufman, Arlington, and Fenway (repairs to the hill area along 12th are not necessary at this time):

1. Replace the existing sprinkler heads. The new heads will have a lower flow and provide for more even coverage.
2. Place the new heads on risers.
3. Re-space heads, removing some, ensuring coverage, but reducing the amount of heads on a single line.
4. If needed, splitting the lines that feed water to the areas around the guest parking sections into separate valves.
5. Wire all valves into the electric valve boxes.

The recommended repairs and upgrades are expected to fix the irrigation system, ultimately reducing our annual maintenance costs and helping to ensure better looking common areas for the future.

So, here is the tough part. As you can imagine, the scope of these repairs is large, and so too, the cost. The initial estimate is approximately \$12,000, though that could vary some based on the scope of the project and time to complete. As a board, we have evaluated the various options for fixing the issues and the alternatives to fund the repairs. We have chosen to engage Water Wizards, a well-known and proven expert in

commercial irrigation system design and installation, to complete the recommended repairs. We expect work to begin in August and take 2-3 weeks to complete. During that time, we will continue to maintain the areas as best possible.

To fund the repairs, the board will initially authorize use of our reserves. Completing all of the repairs out of reserves would leave little left for emergencies or in preparation for road repairs or other issues. As such, we have approved the issuance of a one-time special assessment. Each homeowner will be required to contribute \$150 to replenish the reserves. Sharing the cost of the repairs will help the association maintain reserves to cover future expenses. It helps to maintain the integrity of the association balance sheet, which helps keep our community an attractive option for potential buyers.

As a board, we understand that a special assessment in any amount is difficult. This was a difficult decision, but we feel that fixing the irrigation issues is the best long-term solution. Using a special assessment, we expect to be able to maintain the current level of monthly dues, which we know is important.

We expect the \$150 special assessment to be invoiced in August. To provide some flexibility of timing, the special assessment will be considered timely, as long the full amount is paid by November 30, 2019. You can make one payment or separate partial payments. Non-payment by November 30, 2019 will be treated under the same delinquency terms as the monthly dues. If you need to make other arrangements, please reach out to the management company (ASI), and reasonable payment plans will be considered. If you have other questions or concerns, please feel free to reach out to me or the board through the camdenplacehoa.com website.

Best Regards,

Camden Place 1st Addition HOA Board of Directors

Zachary Batchelder, President / Vivian Krause, Vice-President / Norah Couch,
Secretary / Judy Beadle, Treasurer / Kimberly Listoe, Director