

# RIVERSTONE HOA COMMUNITY NEWSLETTER

Friday, April 1, 2022

## Upcoming Events

**May 10th**  
**Annual Meeting & Social Activity**

**July 2022**  
**Grand Opening Clubhouse & Pool**

## CONTENTS

- Welcome Message
- Board of Directors
- Developer Update
- Annual Meeting
- Neighborhood Committees
- Landscaping/ACC
- Friendly Reminders
- Helpful Resources & Who to Contact

## GREETINGS RIVERSTONE OWNERS!

On Behalf of your Riverstone HOA Board of Directors,

Now that winter is behind us, warmer weather is much appreciated! As we all prepare for spring and summer activities, I want to thank everyone for their patience as your Board tries to be as informative as possible and they appreciate the community's feedback and participation.

In this edition, I would like to update the community with what's going on in their association. If any residents have any questions or concerns, please do not hesitate to give me a call or send an email – that is what I'm here for. Part of Development Services' commitment is to provide professional association management services to ensure your neighborhood continues to be a desirable place to live.

*-Rebecca J. Garner, Association Manager*

## Board of Directors

Currently, your Board of Directors consist of Developer Representatives of M3 Companies. If you need to get in touch with a member of the Board, please put it in writing and send to Rebecca Garner at [rebecca@dev-services.com](mailto:rebecca@dev-services.com). She will relay the message and we will review your request/suggestion and provide comment if applicable. The Board wishes to give thanks to those homeowners who have submitted their comments and suggestions on how to make your neighborhood enjoyable, safe, and truly a wonderful place to live.



## Developer Update

The Riverstone Clubhouse and Pool are nearing completion and we are extremely excited to share the final product with you all. Furnishings have all been ordered

and we are hoping it will arrive in a time for our target July 2022 grand opening. As we get closer to the Clubhouse and Pool opening, notification will be distributed to the community and signs posted onsite advertising an open house where you will have the opportunity to tour the facilities, sign appropriate waiver forms, and obtain homeowner amenity key card access. We are starting the Beach Clubhouse amenity later this fall on the larger lake, but site work will be going on this summer and Beach Clubhouse should be up and running for Summer 2023. Additional phases continue to be built and will be ongoing through 2023.

## Annual Meeting

**Annual Meeting – May 10th**

The Bylaws state the Annual Meeting is to be held sometime between April 1 – July 31 each year. This year's meeting will

be held Tuesday, May 10th at 6pm at the Star River House located at 960 S Main St, Star ID 83669. Check-in will begin at 5:30, raffle and social activity to follow.

As we get closer to the Annual Meeting, a written Notice & Proxy will be mailed to Riverstone HOA Members via USPS First Class Mail. If you are not able to attend, upon receipt of the Notice & Proxy Form, please fill out and return your proxy to [Rebecca@dev-services.com](mailto:Rebecca@dev-services.com).



## Neighborhood Committees



The Board of Directors has established committees to assist them in managing the different aspects of the subdivision. Committees established are as follows:

- Social
- Landscape & Lighting
- Neighborhood Watch
- Architectural Control
- Pool & Playground

For those homeowners who would like to be part of one of the committees, please email me at [rebecca@dev-services.com](mailto:rebecca@dev-services.com) and I can make sure you get in touch with the appropriate Board Representative when the time comes.

## Landscaping & Lighting Committee

### IRRIGATION SEASON STARTS

Typically, Idaho's irrigation season runs April 15th to October 15th and the season can run longer/shorter depending on the annual snowpack and water levels available for the year. Homeowners are responsible for their own irrigation systems while the HOA maintains the irrigation system in the common areas. Irrigation updates are posted on the association's webpage.

The HOA's primary source of irrigation water comes from surface water in the ponds. Additional irrigation water shares from Pioneer Ditch Company, LTD are sent through an inlet at the main entrance of the subdivision. The common theme DSI has heard this year is we are in for another challenging irrigation season and homeowners are encouraged to conserve water and maximize their watering schedules to the best of your ability. Remember, newly planted lawns will need more water to establish root systems, but if this is the second year of growing, you may need to adjust your sprinkler clocks and reduce the amount of water you feed your lawn. There are some great resources available on YouTube and to Treasure Valley residents through Idaho-based companies, like Zamzows.



YouTube Video:  
How to keep your lawn beautiful  
<https://youtu.be/vAv3Q57V1fY>

## Friendly Reminders



\*\*Trash containers are required to be kept in an enclosed structure appropriately screened from view (i.e. inside garbage or behind fence and not in view from neighboring properties or common areas), except when necessary to be at the street for pickup by the service provider. If you do not have adequate screening, consider submitting a Service Enclosure to the ACC Committee for consideration. Examples of service enclosures can be supplied upon request.

## Architectural Control Committee



The Builder/Owner must seek approval for initial construction and landscape design when building in Riverstone. Subsequent exterior changes require preapproval BEFORE work is performed.

Property owners may reach out to [Rebecca@dev-services.com](mailto:Rebecca@dev-services.com) to inquire if your project would meet these criteria; however, **WHEN IN DOUBT, SUBMIT A REQUEST!**

## Architectural Review Procedures

Follow these steps when submitting exterior change elements (including landscaping) for Architectural Review:

1. Fill out the Architectural Control Committee (ACC) Submittal Form. On the form, please describe the changes. It is recommended to keep exterior change elements on separate submittals in case there are any questions or if something comes up where one element isn't able to be approved. i.e. Shed submittal separate from Landscaping submittal.
2. Complete site plan to accompany ACC Submittal Form. The site plan can be a simple drawing showing the element from house and side property line with dimensions.
3. Provide additional documentation to support your ACC Submittal. Additional documentation could be brochures, pictures, internet links. Most homeowners will provide a photo of what the space looks like prior to construction so that the committee can review and provide guidance and/or approval without having to make a physical site visit.
4. After compiling all the above information, submit to [rebecca@dev-services.com](mailto:rebecca@dev-services.com), mail or drop it off at the DSI Office (9601 W State St, Ste 203 – Boise ID 83714). Once all applicable documents are received, DSI will submit electronically to the ACC Committee for review.
5. Once approved, the ACC Committee will notify DSI by email and approval will be forwarded to the homeowner for their records. An electronic copy will be kept at DSI, but homeowners are responsible to retain and provide proof of all ACC Approvals if an element ever comes into question.

**ACC Inquiries [Rebecca@dev-services.com](mailto:Rebecca@dev-services.com)**

## Helpful Resources & Who to Contact

**DSI – HOA Management** **208-939-6000**

Rebecca Garner, Association Manager

E/[rebecca@dev-services.com](mailto:rebecca@dev-services.com) ~ [www.dev-services.com](http://www.dev-services.com)

- Report any issues such common area landscaping and irrigation concerns.
- Questions for the HOA & HOA Billing Issues
- ACC Requests for exterior home & landscaping changes
- Entrance Gate RFID tags & credentials

**Eagle Police (non-911)** **208-377-6790**

- Non-emergency officer requests, file a police report
- Speeding/traffic issues & Vandalism/graffiti

**Code Enforcement** **208-577-3715**

- Sidewalk obstructions, properties storing excessive litter, debris, car parts, junk vehicles, etc.
- Online Complaint Form:  
<https://www.cityofeagle.org/418/Code-Enforcement-Complaint>

**Animal Control** **208-343-3166**

- Nuisance/loud animals, animal feces violations
- After Hours/Ada County Dispatch 208-377-6790
- <https://idahohumanesociety.org/animal-control/>

**Eagle Post Office** **208-939-7982**

- Cluster Mailbox Keys
- Location: 141 N Palmetto Ave, Eagle ID