



Board's Lower Ranch Owners' Association June 15, 2023

Dear Homeowners and Property Owners of the Lower Board Ranch:

We are wishing you all a good summer ahead.

Enclosed is your Homeowners Dues Statement for our Lower Board Ranch Owners Association. Dues of \$110 per year cover August 2023 through July 2024 for each lot owned. **Checks need to be made out to the Board's Lower Ranch Owners Association (not SAGE Books) Please mail your checks to the Sage Bookkeeping office noted below.**

Sage Bookkeeping 309 South Main Street, Hailey ID 83333 If you have questions or concerns about your bill, phone Tamara at Sage Bookkeeping 208-788-4129, Note new bookkeeper and email address.....tamara@sage-bookkeeping.com

We need your current contact information! Please help us- include with your dues your updated email and phone numbers. We will not do anything with your contact info other than send you pertinent HOA info.

Our Governing Board

We are always looking for contributing Board members. Please contact any of us if you are interested. We'd love to share what we do and have you join our team.

DESIGN REVIEW:

Check our website for the current form, check the DR guidelines and please submit completed applications prior to submitting for county building permits. Like most Blaine County subdivisions, Board's Lower Ranch has a Design Review process that follows our CC&R's and is mandated with our By Laws.

DR applications are required for new building, remodels or additions, for cutting any large trees over 40' high/8 inches diameter and installing fences. Any outbuildings or sheds larger than 200 sq. ft., containers, remodeling also require approval. Our goal is to help you and your neighbors; we keep it straightforward and simple. All the design review information is on our member website.

The most important aspect of the required Design Review process is to confirm your neighbors know your plans and are aware of any effect it may have on their property views, privacy, drainage, sunlight, etc. You must also submit a landscape plan with your building plans. Your site plan needs to include elevations and septic & well placements.

HOA Website

Our association website is www.boardranchhoa.com

The password for the members-only section is "hoaboard2013". Here you will find Design Review applications and guidelines, an updated member directory, budget and meeting documents, our CC&Rs, plat maps, photos from past Leisure Sports parties and fun events.

ROAD GROUPS

A reminder- Property owners on Board Ranch side roads are part of CC&R designated road groups. Each road group is responsible for their own plowing in winter and any grading or dust abatement undertaken in the summer months. Several road groups have a formal arrangement with their own bank accounts and bookkeeping (Boiler Lane & Board Loop East, Whipsaw). Other road groups are less formal with their arrangements.

If you are using Joe's Backhoe, the less formal road groups need better coordination winter plowing to ensure proper billing and payment. You need one contact and one billing address who coordinates their group or you may no longer be plowed by Joe's Backhoe... We are very fortunate to have Joe's loader parked out here all winter and Ray available to plow for Joe. The HOA Board can help you organize, so contact Janet if you are interested (208-721-1045).

Our roads have specified turnarounds for Fire and Emergency Response. It is the duty of each road group to ensure their turnarounds are clear both summer and winter.

SNOW STORAGE

This past winter we exceeded maximum capacity for snow storage of plowed roads and driveways. Everyone needs to be able to accommodate some snow storage on their property and any trees in easements may need to be removed or have snow piled around them. Our roads are required by the Fire Department to be 20 feet wide and dead ends need to have a large enough turn around per Fire Code that may utilize driveways and easements. Based on what you experienced this winter you may need to further evaluate your property and road.

Rentals and "Good Neighbor" Guidelines

EVERYONE-Please take a minute to review these whether you have rentals or not, they can help us all keep the Board Ranch the place we enjoy.

Past years have led to a number of short term or monthly rentals and visitors. We have received a number of complaints about fast drivers, noisy parties, roaming dogs, bright lights left on 24/7 and open pit fires during fire season. In an effort to reduce the impact we've created some points for "Good Neighbor Guidelines". If you have renters, give them a copy.

Knapweed, Hoary Allysum & Invasive Weeds

Now is the time! Please, please help keep these toxic, invasive weeds out of our neighborhood and off our hillsides. There are some other infestations cropping up on the Board Ranch, know your weeds and pull them or control them before its too late. State and Blaine County law requires you to control these weeds on your property, the County can assist you.

<https://www.co.blaine.id.us/225/Noxious-Weeds> and idahoweedawareness.com

Warm Springs Road property owners- if you are interested in opting out of the annual County road easement spray program call the County office at 208-788-9543 (WS Road Easement is 30 ft. from center of the paved road)

Seeds & roots can persist for many years, so be prepared to handle any knapweed annually before the flowers go to seed. Pull and bag it (wear gloves!). Spraying should only be done if the level of infestation has become "unmanageable by mechanical means" *and you have notified your neighbors of your intent to spray*. A number of property owners have been very proactive the past few years in reducing the knapweed on their lots, thank you! Let's stop the spread.....

Board's Lower Ranch Owners' Association, Board of Directors 2022

Jerry Seiffert, President jseiffert@mtexpress.com 208-726-3866

Scott Curtis, Treasurer curly3203@cox.net 208-471-0065

Janet Kellam, janetkellam@cox.net 208-721-1045

Wendolyn Holland, w@wendolyn.com 208-726-4837, 202-412-1406

Ray Franco, ray.franco@cox.net (208) 726-5885 (208) 721-3172