



# Park Properties

Homeowner's Association

Coeur d'Alene, ID  
PO Box 1531, Hayden, ID 83835

**FALL 2024**

Get Ready for the Fall Garage Sale

**Saturday September 28, 2024**

**Park Terrace  
& Park Place**

**NEIGHBORHOOD**

**GARAGE SALE**

**First Sat. in June**

**Last Sat. in Sept**

**8am-4pm**

## **Irrigation Leak Fixed: Improvements Ahead for Dalton Avenue**

We are pleased to announce that we believe the irrigation leak along Dalton Avenue has been fixed! After multiple attempts by different companies, Cole Enders of Enders Backflow and Sprinklers successfully located the source of the problem on the south side of Dalton. His determination paid off when he discovered that the issue was not with the water line beneath Dalton but with an old leaking valve near the sleeve's south opening. The valve wasn't shutting off properly, causing water to leak into the sleeve and giving the impression of a damaged water line. Cole replaced the faulty valve, and after monitoring the water bill, we confirmed that the leak was resolved.

Next, we plan to replace the outdated sprinkler heads with more efficient ones and adjust them for better coverage. This will help improve the patchy lawn with brown spots. We also intend to raise the remaining valves to ground level for easier future repairs and will repair the damaged lawn with new sod or seeding.

## **Park Properties HOA Annual Meeting**

Saturday, September 28 PPHA Annual HOA Board Meeting 6pm held at Elaine Garrett's 5855 N. Magellan Court. At the Annual meeting, ballots will be counted.

### **Current Board of Directors:**

President:	Elaine Garrett
Vice President:	Rick Currie
Secretary:	Nick Geddes
Treasurer:	Kay Bejarana
Board Member:	Madalin Torretta
Board Member:	Donna Marie Perry
Board Member:	Vacancy

The board consists of 7 members and each term runs for two years. The board meets approximately four times a year for several hours. Your PPHA cannot function without volunteers! If you are interested in serving on the board, find the application on the website: [cdaparkproperties.org](http://cdaparkproperties.org) or contact any board member for assistance.

### **Park Properties Board of Directors**

[parkpropertiescda@gmail.com](mailto:parkpropertiescda@gmail.com)

[www.cdaparkproperties.org](http://www.cdaparkproperties.org)

(208) 352-3434

## City Code Ordinances

### Some City Ordinances are:

Maintain a clear sidewalk right of way by Pruning trees and shrubs on your property.

Cut and Clear around your drainage in your grassy swale to prevent water from flooding in the street. Frozen water makes dangerous icy conditions.

Snow removed from your yard, swale or sidewalk is not to be dumped in the street.

No blocking the mailbox area and /or fire hydrant and are to be kept clear of snow by the resident whose house they are located in front of.

No blocking sidewalks with vehicles/trailers or other obstructions.

No vehicles parked on the street over 24 hours.

Junk vehicles such as old cars, trucks, boats, RV's etc., on private property must be properly stored in a secure storage facility such as a garage or other building.

For more information, please visit: [Code Enforcement Brochure](#)

## Association Requirements

Architectural Approval is needed for outdoor changes such as paint on your home, new fences, new sheds and driveways.

Damage to the common area fences caused by your overhanging trees or bushes is your financial responsibility for the repairs.

Trash and recycling cans are to be removed from the street after pickup and hidden from public view.

Remember, PPHA doesn't resolve neighbor to neighbor complaints or disputes about parked vehicles, loud music, animal feces and other issues.

## Annual Assessment

The 2025 annual assessment amount due will be mailed to you in December. The assessment payment is due January 1, 2025. A late fee of \$5 per month begins February 1st, and each month thereafter until paid in full.

- Monies collected pay for the following:
- Common area maintenance includes the water bill, lawn mowing, fertilizing, weed control and snow removal.
- Cost of sprinkler and fence repair when needed.
- Liability and officers' insurance.
- Tax preparation and Idaho filings.
- Printing and mailings to members.
- Cost to maintain website, phone number and post office box.
- Repair mailbox posts when needed. (Your mailbox upkeep is your responsibility.)

## Tree Damage and Removal

Many of our neighbors have noticed that the Purple Leaf Plum trees in our neighborhood were damaged by last winter's freeze. Unfortunately, some of these trees have died and need to be removed. If the tree is on city property, like the swales, the homeowner is responsible for handling it. This information is explained in an article from the Coeur d'Alene Press.

The HOA Board is working with Nick Goodwin from the Urban Forestry Office to schedule a time to walk through our neighborhood and identify which trees did not survive the cold. If you think your Purple Leaf Plum tree didn't make it through last winter and want to know your options, please contact the Urban Forestry Office at 208-769-2266 or email [ngoodwin@cdaid.org](mailto:ngoodwin@cdaid.org).

## Volunteers Needed for Neighborhood Projects

We're looking for volunteers to assist the Homeowners Association and your neighbors with small projects and cleanup around the neighborhood. If you're interested in helping, please contact us.

Some examples of "helping hands" tasks include:

- Hanging garage sale signs
- Clearing sidewalks
- Putting out garbage cans

Your support in keeping our community clean and welcoming is greatly appreciated! In the same spirit...if you or someone you know needs a helping hand, please let us know.