

June 29, 2018

Dear Charleston Place Homeowner Association Members,

2017 and 2018 have been very good years. The association has had no major expenses. We will have tree replacement in the subdivision over the next five (5) plus years. As an update in regard to the progress made, so far, we have removed the large tree on Carolina that was encroaching the sewer lines, removed Mugo Pines from three areas, sodded over sand in a swale that contained street run off, removed the pines on Carolina around the vault, and installed vinyl fencing and landscape materials.

A big thanks to the Tree Committee: Rich and Jen Satterthwaite and Theresa Nakashima. Their update is as follows:

“The committee met with the board in early March and received some information on the removal of the 43 trees already identified. The tree committee completed their research on 30 April, and has information for the board to consider as part of the 5 year tree removal/process. The committee spent time attending briefings provided by the City of Boise and their own Arborist who maintains the trees in the numerous city parks and public streets. After great thought and consideration, the tree committee's recommendations are based on information from the professionals in the tree business and our own research from reliable sources:

Recommendations:

Remove partial or all trees in 1 year

Plant new trees throughout the subdivision annually and not focus on one area

Options for different trees within the same class

There will be a meeting with the Board where we will provide a more in depth detail of our findings.”

As you are aware, the dues are now \$245.00 per year. As mentioned in the previous letter, if you have not made your annual payment and do not do so or make arrangements by July 1, the account will be sent to the attorney for collection.

As a reminder, it is the responsibility of every homeowner and/or tenant to maintain their yards. This includes watering, mowing, trimming overgrown trees and bushes (please note many of the trees and shrubs are spilling over into the sidewalks) and pulling weeds. There are several yards that are not receiving proper care. Thank you to everyone that is maintaining their yard. If you have not maintained your yard you will receive a letter and then if the yard remains unkempt, the fine is \$50.00 per week.

Please refer to the rules that are attached. This should help you to understand the fines associated with other violations.

In addition, many of you are leaving your trash cans out. Please put your cans behind your fence or in your garage no later than the next day after the service has emptied them. Please also do not leave your boat or RV out for more than 72 hours.

Keeping our neighborhood looking nice will help keep our home values high. In addition, doing so will keep our dues low. We enjoy some of the lowest dues in Boise.

If you wish to make a complaint regarding unkempt yards, trash cans being left out or in regards to RV's and trailers left unattended, please snap a picture of the violation and email it to charlestonhoa5@gmail.com. If you wish to communicate with the Board, this email is used to do so.

The HOA does not mail CC&R's as they are very large and that would cost the subdivision money. If you need a copy of the bylaws or covenants please email the HOA address above and an electronic copy will be sent to you. There are also copies on the website (as well as the form you should use to obtain approval from the architectural committee if you are making changes to your property) at: "charlestonplacehoaidaho.com".

The meeting notice, proxy, budget and rules are attached. Should you need help filling out the proxy or have questions regarding the rules or budget, feel free to email the address above. An attempt was made to hold the meeting in a different venue this year, as was done last year at the attorney's request (remember that an HOA member brought forward a request to allow daycares, which is why the HOA needed to hire the attorney). There were 78 members represented at first meeting. Per historical standards, quorum was not met. Making quorum at this meeting will require 36 more proxies or attendees, so please return your votes or attend.

All emails are seen by the Board in their originally emailed form. The Board reviews and agrees on each response unless they personally respond, which they do at times and all Board members are copied.

As a reminder, our semi-annual fall community garage sale will be held on the second Saturday in September.

Best regards,

William Lansbery

Charleston Place HOA President