

SLEHA Gazette

A Newsletter of the
SPIRIT LAKE EAST HOMEOWNERS ASSOCIATION
P. O. Box 217 Spirit Lake, ID 83869

August 1997

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Timber Management Committee

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Newsletter Committee

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Timber Management Committee

Mr. Jesse Blocker has graciously volunteered to head the Timber Management Committee, and homeowners can contact him with any questions on timber plans. Contact him at 623-6001. Please remember **ALL** logging plans **must be sent to P.O. Box 217, Spirit Lake ID 83869 c/o the Timber Management Committee.**

Emergency Services

Residents should be certain their driveways are well marked and street addresses prominently displayed. The volunteers of the Spirit Lake Ambulance and Fire Services may not be familiar with the layout of our development. Without adequate signs, your home may be difficult to find - particularly at night. These departments suggest that, in addition to signs, a sure way to eliminate delays is to have the ambulance or fire truck met at the entrance to the development and escorted to your home. You may want to incorporate into

your personal emergency plans a call to one or more neighbors who would be willing to do this on your behalf.

CC&R Changes

We would like to take this opportunity to thank all Association members who responded to the CC&Rs. Knowing how the majority feels on important issues allows us to make more effective decisions that will hopefully lead to a more harmonious community.

During the past two years it has been repeatedly noted that flagrant violations of SLEHA covenants continue to occur, seemingly at whim, resulting in costly legal fees which could be better spent on road maintenance.

Therefore, the following changes are proposed:

Timber - "Anyone owning land in S.L.E. who proceeds with logging before obtaining a certificate of compliance from the State of Idaho Department of Lands and approval from the S.L.E.H.A. ARC will be subject to a fine by the S.L.E.H.A. of up to the value of the stumpage being harvested. Legal costs incurred by S.L.E.H.A. as a result of this action will be added to the amount of the fine.

"Clearcutting will not be allowed without proof of disease or a show of necessity for the common good. Clearcutting is defined as ***leaving less than twenty (20) mature trees per acre as set forth in the State of Idaho Forest Management Guidelines.***"

This addition to the CC&R's is necessary to (1) Provide penalties for logging of property without first obtaining state and S.L.E.H.A. approval, and (2) set forth an understandable definition of the term "Clearcutting" which is and has been prohibited. The penalties for violation of this covenant shall not be retroactive from the date of approval by the S.L.E.H.A. membership.

Building Guidelines - "Any landowner who begins or allows construction to begin on a dwelling and/or permanent improvement before obtaining the proper County permits and approved plans for said dwelling and/or permanent improvement from the S.L.E.H.A. ARC will be subject to a fine by S.L.E.H.A. of up to twenty percent (20%) of the value of the improvement based on a determined value set by Kootenai County. All legal costs incurred by S.L.E.H.A. as a result of this action will be added to the amount of the fine."

This addition to the CC&R's is necessary to provide penalties for building improvements on the properties without first obtaining County and S.L.E.H.A. approval. The penalties for violation of this covenant shall not be retroactive from the date of approval by S.L.E.H.A. membership.

These recommended CC&R changes cannot be made without a quorum vote. **PLEASE** attend the next semi-annual meeting in May to vote on these very important issues. If you cannot attend, please do the next best thing - assign your Proxy to the person of your choice whom you know will be attending the May meeting.

Board Meetings

All residence are invited to attend our monthly Board meetings. They are held the second Tuesday of each month at the Senior Center in Spirit Lake. It is important to your Board to have your support and involvement. Please come with your input and ideas.

This is the year for Association members to ***get more involved!!!*** We need members to volunteer on Committees and other important activities as they come up throughout the year. Please contact any Board member.

Road Committee

We are currently looking for a Road Committee Chairman. If you have road maintenance experience and are interested in volunteering for this position, please contact any member of the Board. This also applies to anyone who has mechanical ability and would be interested in assisting in the maintenance of the trucks.

A new school bus shed has been erected at Tahoe and Newman. The parents and children are excited about this new convenience.

Mailbox Flags - To avoid accidental destruction of your mailbox by the snowplow, it would be a good idea to flag it in some way to mark its location. From the snowplow operator's vantage point, mailboxes are not always visible. This will also assist the postal carrier.

Paid position available! The Road Committee is looking for experienced snowplow drivers for the winter. Again, this is a paid position. If you or anyone you know has the qualifications and experience for this job, please submit your application to the SLEHA Board c/o P.O. Box 217, Spirit Lake ID 83869.

Missing or damaged road signs or road condition problems should be reported to Elmer Loehlein at 623-3743.

Association Dues

You will soon be receiving your invoice for the 1996 Association dues. Payment is due by March 15, 1996.

Several homeowners have still not paid their 1995 Association dues. Leins have been levied against their property and late fees are accumulating. If you are one of these property owners and are having a problem, please contact Elaine Loehlein, Treasurer, to resolve this matter. Anyone who has not paid their dues within the last two years will be reported to the CDA credit bureau.

Architectural Review Committee

In reviewing the responses to the questionnaires submitted to Association members prior to the November meeting, it was found that a number of homeowners were in favor of being able to

construct guest houses on their property. Members of the ARC and consulting homeowners felt that the question deserved further review.

A check of the Kootenai County Planning Commission revealed a vaguely worded ordinance which has admittedly been interpreted in four different ways in the past four years. Consultation with County officials showed that the County's position now is that the County will only approve guest houses in situations which demonstrate a medical necessity (such as a family member who requires close continued medical attention from the homeowner). The County's position was based upon fears that relaxing the criteria might lead to homeowners renting the guest homes on their property which would be in violation of County ordinances. In that Kootenai County will not issue a permit to construct guest houses at this time, it would be fruitless for the ARC to continue a study of the situation. No guest houses will be allowed!

NOTE: Please carefully review the recommended changes detailed under the heading ***CC&Rs*** and attend our next semi-annual meeting in May to enable us to make these needed changes.

Please notify the ARC if you have any problems or concerns about potential CC&R violations.

Unlawful Activities

We have been plagued with vandalism of our school bus shed located on Spokane Circle and Liberty Drive. We would appreciate it if students and/or parents at this stop would help with the clean up.

Recently a John Deer tractor and guns valued at an estimated \$30,000 were stolen from a residence on St. Joe. Although we can't put our personal safety in jeopardy, we can be more aware as a community.

If you see any suspicious vehicles parked on our roads, if possible, write down the license number and a description of the vehicle and make a mental note of the occupants of the vehicle. This could be the only lead the police would have to apprehend the criminals. Anyone interested in organizing a Neighborhood Watch program, please contact any one of your Board members.

News Items

The Board will address the issue of advertising in the SLEHA Gazette at the next Board meeting. If you have any newsletter articles or comments, please send them to Mariette Deems or Willi Hanson c/o SLEHA, P.O. Box 217, Spirit Lake ID 83869.

From your Board of Directors and Committee Members, we wish you a safe and happy 1996.