

SLEHA GAZETTE

October 2003

Contact Information

BOARD OF DIRECTORS

President– Bob Lloyd 623-6070

V-President–Eric Redman 623-4063

Secretary– Mike Schmidt 623-2689

Treas.– Cindy Murphy 623-6479

Members at Larger–

Kris Kramer 623-6006

Bob Lutén 623-2778

Lowell Hayes 623-2064

COMMITTEES

Architectural Review

John Mamuscia 623-4012

Vacant Vacant

Vacant Vacant

Audit

Dave Haught (Chair) 623-6180

Roger Benoit 623-3058

Roads

(Chair) Jess Blocker 623-6001

Vacant Vacant

Vacant Vacant

Vacant Vacant

Timber

Lowell Hayes 623-2064

Vacant Vacant

Newsletter Editors

Lois Tarnowski 623-6225

Debbie Lawson 623-4090

Website– www.spiritlakeeast.org

Please sent all correspondence to :
Spirit Lake East
Homeowner's Association
PO Box 217
Spirit Lake, ID 83869

If You Have Never Responded Before To Any SLE Mailings– Now Is A Really Good Time To Start!

We were trying to use more recycled electrons than trees. Indeed, the winter newsletter will be available primarily on-line, and by e-mail or hardcopy to those who have already stated their preference for newsletter delivery. However, in this issue there are two really major pieces of paper we have to send. And we need to make sure EVERYONE gets to see it.

First, the semi-annual meeting is again on November 12th. If you can not attend, you need to mail your proxy vote form (page 9) as soon as possible using the addressed envelope provided marked “Proxy.” Without your vote, there can be no quorum. Without a quorum of members, no business can proceed (or be stopped from proceeding). **A quorum of members is required to elect new board members or the President must appoint new board members.** As one of just under 300 members, every vote counts!

Second, enclosed is a postcard ballot. **You must send back this postcard** This card is an advisory vote that will allow your Board to decide which direction(s) to pursue with regard to our roads. Be sure to read the article “Is it time!” on pages 3-4. Please return your post card ballot before or at the next general membership meeting in November. **Your response is critical, especially if it is negative,** because ***A FAILURE TO RESPOND will be interpreted as favoring road improvement and the costs associated therewith, just as failure to object to the formation of an Local Improvement District (LID) is interpreted as favoring it.***

Third, we need you to let us know how, in the future, you would like to receive your newsletter. For those of you who have already responded, a hearty thanks! For those of you who haven't yet, you can let us know if you want to read it on the web or via e-mail by e-mailing us at newsletter@spiritlakeeast.org and stating your preference. Or, you can go to the web site, and there is a poll at the top of the front page. Complete the information, and we'll take care of it from there. If you really prefer a hardcopy, call Lois at 623-6225 and she'll make sure you get one each time.

There's a lot going on right now. Get involved and help make decisions that will affect your home's future here in Spirit Lake East. **Come to the General Meeting on November 12 at 7:00 at Timberlake Jr/Sr. High.** Come to the monthly Board meetings at the Senior Center in Spirit Lake on the first Tuesday of the month at 7:00. Please don't let others make your decisions for you.

Message from the President : Article by Robert Lloyd, Jr.

Once again I will be unable to attend the November membership meeting due to my job requirements. There are three main items that need to be discussed by all the members so the proper decisions can be made by the Board.

1. Roadways- Dust control
Reckless driving
Paving
New snow plow



Important Issues: Roads, Water, and Neighborhood Safety

2. Water System- We do not own or control the system but we must know what is going on with the possible sale of the water company plus upgrades that will be needed in the near future to provide adequate water service. This is extremely important.
3. Neighborhood Safety- As we grow, more break-ins, etc. are occurring. We need to discuss how to best handle this/

Please do your best to attend the meeting. The above issues are very important and must be addressed.

I am sorry I will miss the meeting so I will take this opportunity to wish one and all a very Happy Holiday Season.

Sincerely
Robert Lloyd Jr.
President

AGENDA

Semi Annual Membership Meeting Agenda

November 12, 2003 7:00 pm

Timberlake Junior / Senior High School

1. Call to order and establish quorum
2. Minutes
3. Treasurers Report
4. Committee Reports:
 - Audit
 - Architectural Review
 - Timber
 - Road
5. Visitors
6. Old Business
 - Water System update
 - Roadway Update
 - Neighborhood Watch
7. Other New Business

Please try to attend the semi-annual meetings. They are very important. Without you, SLEHA can not have a quorum. Without a quorum, we can not conduct an official meeting.

If you can not attend the meeting in person, please be sure to send in your Proxy if you do not think you will be able to attend. Proxy vote forms must be received by November 12, 2003. If you have any questions about what a proxy is, how it works, or how to proxy a vote please contact any Board member listed on the front of this newsletter.

Election of new board members should be in accordance with the By-laws.

Note: A quorum of members is required to elect new board members or the President will appoint new board members.

Is it Time?

-Article by Bob Lutten

- To improve our roads?
- To turn our roads over to the County/Highway District?
(making them public)
- To form a special Roads District to do it?



Many of us would like to see our roads improved, for reasons ranging from “simple” dust abatement, to increased property values and reduced damage to our vehicles. Of course, there are counter arguments of risks of higher speeds (on paved roads), inadequate maintenance if the Lakes Highway District becomes responsible for paving and plowing, costs, and more.

The critical question at this time is: have the demographics in Spirit Lake East changed enough for us, as a community, to face up to and accept the costs of finishing the job that Hanson started? And do we collectively understand that our homeowners’ association dues are hopelessly inadequate to do even a part of the job?

There are a variety of possible solutions to our problem, ranging from doing nothing to bringing all our roads up to County (Highway District) paving and right-of-way standards so that they can be turned over to the Highway District for maintenance (including plowing). Of course, another option is keeping the roads private while still paving them; this would require that we create an ongoing income stream adequate to maintain them. The anticipated cost of this option is likely in the range of \$6 million to \$8 million, although there is a variety of offsetting grant monies potentially available if we choose to make the roads public.

Other options include paving only a portion of the roads; one suggestion has been that paving Coeur d’Alene, Liberty/Newman, and St. Joe would reduce the paved mileage to about seven, while still putting everyone in Spirit Lake East within about a mile of a paved road. This option would reduce our paving cost by a factor of about four. Presumably then, these seven miles of road could be turned over to the Highway District while the remainder was left in SLEHA’s hands to maintain and plow. The cost of this option is likely on the order of \$2 million.

And finally, several dust abatement options are possible, including magnesium chloride treatment or oiling. These all have lower initial costs, but would require continuing maintenance (by SLEHA) and would require substantial roadbed/base improvements if they are to last. Simply applying a surface treatment tends to run about \$5000 per mile, but the underlayment and right-of-way improvements (to minimize future costs) can easily cost 10 times that much.

We have been looking into the potential for creating a special Roads District, in the guise of a Local Improvement District (LID), to take over the problem of road improvement and to turn the roads over to the Lakes Highway District for maintenance once they have been brought up to the current County/District standards. Fixing these roads will not be cheap; we don’t have hard estimates yet, but the costs to us could range from \$5,000 up to \$30,000 per parcel (perhaps \$300 to \$2000 per year), depending on the amount of work necessary and our ability to qualify for various kinds of grants (which we understand can only happen if the roads are made public).

This article continued on page 4

Continued from page 3...

The following paragraph is extracted from a letter obtained from a local lawyer knowledgeable in the LID formation process:

“Forming an LID is tedious but straight forward. The first step is for the Highway District to hire an engineer to set the boundaries of the proposed LID, estimate the costs for the improvements, and divide the costs into a preliminary assessment roll. Once the assessment roll is completed, notice of the estimated cost is sent to every property owner with an invitation to express any protest they may have to the formation of the LID at a public hearing. Following the public hearing the Highway District may form the LID. If 60% or more of the property owners protest the formation of the LID, a public hearing must be held before the County Commissioners to confirm or deny the formation of the LID. If the LID is not formed, the Highway District is liable to the engineer for the costs incurred in this preliminary stage. If the LID is formed, the engineering costs become part of the costs of the project which are assessed to each property owner. Once the LID is formed, construction begins and is completed. When the final costs are known, the engineer divides the costs in the same manner as the preliminary assessments and notice of this final assessment is again sent to each property owner. Another public hearing is held to consider protests concerning individual assessments. After making any adjustments that the Highway District deems necessary, a final assessment role is confirmed. Property owners have 30 days from the date of this confirmation to pay the assessment in full. If full payment is not made, the law presumes that the property owner has consented to payments over time and a lien is placed against each property. Tax exempt bonds are sold to finance this debt at a 15 to 20 year term. Property owners are billed annually.”

Our problem is that we don't know if there is sufficient interest in improving our roads, and more importantly, a willingness to pay for these improvements. Accordingly, we need your response on the attached ballot/survey postcard. This advisory vote will allow your Board to decide which direction(s) to pursue with regard to our roads.

Please return your postcard ballot before or at the next general membership meeting in November. Your response is critical, especially if it is negative, because *a failure to respond will be interpreted as favoring road improvement and the costs associated therewith, just as failure to object to the formation of an LID is interpreted as favoring it.*

We would like to have a lively discussion about the future of our roads. Accordingly, we have scheduled a Roads Workshop immediately prior to the November general membership meeting. Please come and join the discussion, and then vote the attached ballot. The ready-to-mail postcards are being provided in the hope that they will increase the level of participation in this advisory vote. Be sure to include your lot number; they will be used primarily to allow us to see if there is any geographical pattern in the responses, but may also be used to substantiate any petition to the County requesting their participation in a Spirit Lake East road improvement program.

For information regarding formation of Local Improvement Districts as per the Idaho Statutes, please see page 5 of this newsletter

The Idaho Statutes are the laws in which all of the state must follow. If you are interested in more information regarding the legality of a Local Improvement District, what a LID can (or can not) do for its denizens, and what the requirements are to form a LID, please check out the Idaho Statutes. You can find all Title 50 Chapter 17 Statutes (Municipal Corporations– Local Improvement District– Guarantee Fund), at: <http://www3.state.id.us/idstat/TOC/50017KTOC.html>. If you do not have internet access, a copy of the Idaho Statutes is available at your public library.

Idaho Statutes TITLE 50 MUNICIPAL CORPORATIONS CHAPTER 17 LOCAL IMPROVEMENT DISTRICT CODE -- GUARANTEE FUND 50-1706. INITIATION OF ORGANIZATION OF DISTRICT.

The organization of any local improvement district herein provided for may be initiated upon a petition signed by not less than sixty percent (60%) of the resident owners or two-thirds (2/3) of the owners of property subject to assessment within such proposed improvement district, or by resolution of the council adopted by an affirmative vote of a majority of the members of the full council at a regular or special meeting thereof. The terms of a petition shall include a description of the boundaries of a proposed district, the improvements to be made and the property to be assessed.

This statute can be found at: <http://www3.state.id.us/cgi-bin/newidst?scid=500170006.K>

TITLE 50 MUNICIPAL CORPORATIONS CHAPTER 17 LOCAL IMPROVEMENT DISTRICT CODE -- GUARANTEE FUND 50-1703. POWERS CONFERRED.

(a) The governing body of any municipality shall have power to make or cause to be made any one (1) or more or combination of the following improvements: (1) To establish grades and lay out, establish, open, extend and widen any local, collector, arterial or other street, sidewalk, alley or off-street parking facility; (2) To purchase, acquire, construct, improve, repair, light, grade, pave, repave, surface, resurface, curb, gutter, sewer, drain, landscape and beautify any street, sidewalk or alley; (3) To purchase, construct, reconstruct, extend, maintain or repair bridges, sidewalks, crosswalks, driveways, culverts, sanitary sewers, storm sewers, ditches, drains, conduits, flood barriers and channels for sanitary and drainage purposes, or either or both thereof, with inlets or outlets, manholes, catch basins, flush tanks, treatment systems and all other sewer and drainage appurtenances necessary for the comfort, convenience, health and well-being of the inhabitants of the municipality; provided, that any improvements for sanitary sewer facilities shall be constructed so as to conform with the general rules of the Idaho department of environmental quality; (4) To construct, reconstruct, extend, maintain, or repair lines, facilities and equipment (other than generating equipment) for street lighting purposes or for the expansion or improvement of a previously established municipally-owned electrical distribution system, to a district within the boundaries of the municipality; (5) To plant, or cause to be planted, set out, cultivate and maintain lawns, shade trees or other landscaping; (6) To cover, fence, safeguard or enclose reservoirs, canals, ditches and watercourses and to construct, reconstruct, extend, line or reline, maintain and repair waterworks, reservoirs, canals, ditches, pipes, mains, hydrants, and other water facilities for the purpose of supplying water for domestic, irrigation and fire protection purposes, or any of them; regulating, controlling or distributing the same and regulating and controlling water and watercourses leading into the municipality; (7) To acquire, construct, reconstruct, extend, maintain or repair parking lots or other facilities for the parking of vehicles on or off streets; (8) To acquire, construct, reconstruct, extend, maintain or repair parks and other recreational facilities; (9) To remove any nonconforming existing facility or structure in the areas to be improved; (10) To construct, reconstruct, extend, maintain or repair optional improvements; (11) To acquire by purchase, gift, condemnation, or otherwise any real or personal property within the limits of the municipality as in the judgment of the council may be necessary or convenient in order to make any of such improvements or otherwise to carry out the purposes of this chapter; (12) To make any other improvements now or hereafter authorized by any other law, the cost of which in whole or in part can properly be determined to be of particular benefit to a particular area within the municipality; (13) To construct and install all such structures, equipment and other items and to do all such other work and to incur any such costs and expenses as may be necessary or appropriate to complete any of such improvements in a proper manner; (14) To purchase, build, construct, reconstruct or otherwise improve parking facilities and all other appurtenances necessary to provide adequate off-street parking, and to that end may acquire real or personal property by purchase, gift, condemnation or otherwise, and may own, possess and maintain such real or personal property within the limits of the municipality as in the judgment of the council may be necessary and convenient for such purposes; and (15) To acquire, purchase, build, construct or reconstruct irrigation systems, install underground tiling and cover open irrigation ditches.

(b) For the purpose of making and paying for all or a part of the cost of any of such improvements (including optional improvements), the governing body of a municipality may create local improvement districts within the municipality, levy assessments on the property within such a district which is benefited by the making of the improvements and issue interim or registered warrants and local improvement bonds as provided in this chapter.

This statute can be found at <http://www3.state.id.us/cgi-bin/newidst?scid=500170003.K>

High Speed Internet Available to Spirit Lake East Residents— Article by Kris Kramer

I am not selling High-speed internet access but I am trying to get it for my job. I have met with Rod Bacon, President of Password Inc. of Spokane. He has indicated that he may be able to set up a wireless internet network- Even in our trees!

The cost would be \$49 for 256 kpbs up to \$299 for 1.5 kpbs speeds (10-52 times faster than your phone line).

This cost would include your internet carrier access.

Set up costs would be an average of \$300 vs. \$500-\$1500 for Satellite or relay connections.

We need 28 households to be able to make this work! Call me as soon as possible for more information and sign up to day.

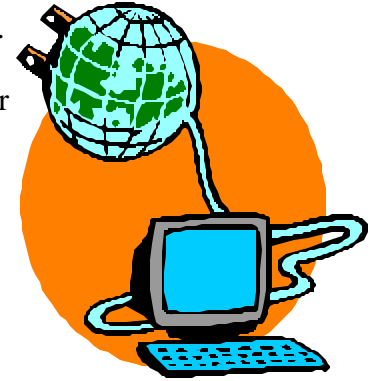
If you think about for the cost of a phone line and internet access you can have high speed internet!

Please call me if you have any questions. Thank you!

Kris Kramer

kris.kramer@farmersinsurance.com or kramer@icehouse.net

623-6006 or 755-7372. Priest River Dr. Lot 166



Road Committee Report

- Article by Jess Blocker



Before you read this report we will have finished our Fall grading and be ready for the snow season. We are not grading the oiled portions of roads unless they are really bad.

As in the past we will not be removing snow berms from driveways. We will try to keep the berms as small as possible at driveways.

Please DO NOT push snow from your driveway into the road. If you need to put snow from your driveway on the opposite side of the road, make sure it goes all the way across and behind the ditch. Those packed and/or frozen berms are difficult to move and can break our snow removal equipment. If the predictions for a heavy snowfall this winter come true we will need all the cooperation we can get to keep our roads clear. Any and all help in removing down trees from our roads will be greatly appreciated.

Weather and funds permitting, you will see a change in the looks and traffic pattern at Blanchard Circle this fall. We are going to close the East side of the circle and make an intersection at Coeur d'Alene and Hayden Drives.

Crime Prevention— Proposed Neighborhood Watch Committee

A representative from the Kootenai County Sheriff's Department and a member of the Spirit Lake City Police Department attended the October SLE board meeting to address the issue of crime prevention in our community. They presented some basic crime prevention techniques, discussed our options regarding speeders and reckless drivers, and answered several questions from community residents. There are plans to form a Neighborhood Watch Committee in the near future. Please come to the monthly meetings for more information, or check our website, or wait for our next quarterly newsletter for an update.



Paid Advertisements



403 E. Maine, Spirit Lake, ID
(208) 623-MAIN (6246)

Tues – Thurs 11am to 9pm
Fri & Sat 11am to 10pm

B&B Enterprises

We are Jim Brown and Ed Berry. We have merged together to form B&B Enterprises. At B&B we specialize in being an environmentally friendly excavation and forest fire prevention company.

Jim and Ed take pride in what they do.

Driveway maintenance for snow removal to building access to your home. We will FireSmart your home and go the extra step of thinning your forest and improving your property and timber value.

B&B has what you need. Dump truck, water truck, chip sealer truck, grader, backhoe, front-end loader, snowplow, excavator, log truck, and we can even lay asphalt.

Jim and Ed are the owner operators, which means we are on the job making sure it is done right!

B&B is here to stay. North Idaho is our home. Our reputation and our names are important to us. We give very fair prices and blow out the competition by keeping our overhead low and doing the jobs ourselves. Our office is located at the job. We have no fancy yellow page ad or receptionist to answer our phones. Our customers are our advertising.

Call B&B for a free estimate on whatever the job is. We can do most anything or if we can't we know who can do the job right the first time!

So for home site development and all your landscaping needs, call B&B at 208/818-1289 or 208/623-4642 or 208/704-0771



Martial Arts for Children & Adults

Treepore Area · Spirit Lake, Idaho

Slinto-tan translates as “The way of the spirit alone”. It stems its roots deep and through pure Slinto forms. Its ideology is that of the ancient arts, while its techniques are those select movements that utilize all phases of the marital arts, to produce a highly technical system for greater spirituality (internal chi) mind tranquility and a level of skilled self defense. Its system is both yin and yang, internal and external, hard for strength and endurance, yet flowing for grace and speed. Slinto-Tan is a non-aggressive art, but an intercepting defensive art for both children and adults.

Lessons Daily
For more information, please call
208-623-4001

Founder and Godan Master
Allah Ali Baba

Would you like to advertise in the SLE Gazette?

Distribution is to all SLE residents, so you will reach more than 300 homeowners with no work on your part!

Advertising rates are as follows:

Business card ad: \$3.00 1/4 page ad : \$5.00
1/2 page ad : \$10.00 3/4 page ad : \$15.00
Full page ad: \$20.00

Advertisements in the Neighborhood News and Exchange (NNE) are free, as space permits. The NNE ads may not contain any graphics or unique fonts (simple text only).

Paid advertisements may contain any graphics or artwork desired. Artwork must be camera ready. It is greatly preferred to have your advertisement electronically sent in a gif, jpg, png, or tif, graphic format. You can e-mail your advertisement to newsletter@spiritleakeeast.org or send a non-returnable CD or 3.5” floppy with the advertisement to Deb Lawson PO Box 308 Bayview, ID 83803-0308 or call 623-4090 for more info.

TANGLES Hair & Nails

320 Maine Tanning
Spirit Lake 208-623-3751
Idaho
83869
Claire
Walk-ins welcome

Neighborhood News and Exchange

Pampered Chef Consultant:	Lois Tarnowski	623-6225
Stampin'Up! Supervisor:	Randi Malloy	623-5087
Mary Kay Consultants:	Vikki Malloy	623-5101
	Marsha Cover	818-2006
Wilton Cake Decorating Instructor:	Debbie Lawson	623-4090
Piano Lessons:	Lois Tarnowski	623-6225

Max's Tractor

Tractor work \$35 per hour. Field mowing, landscaping. Brush and slash clearing, low impact logging, snowplowing. Call Bob Max at 208-623-3023 or cell# 208-659-9255

North Idaho Steel Buildings

John Mamuscia– Builder's Representative
623-4012 (H) 661-4992 (cell)

Laborers, Pet Sitters, etc. Available

Do you plan to be gone for the holidays? Going someplace warm for January? Do you need someone to feed your animals, water your houseplants, pick up your mail while you're gone? The Tarnowski children (ages 11 & 14) have experience in these areas, and would be pleased to help out for a small fee. Also, for \$10/hour, we will bring our Rainbow vacuum to your house and vacuum your carpets if you don't have time to clean. Please call us at 623-6225.

Missing Cats: Two black males

1. LANCE– short haired black male, fuller face, two years old, distinctive white contrasting whiskers and hairline white strip around one paw, missing since about the second week in August.
2. FRANKIE– short haired black male, narrower triangular face, yellow/green eyes, six years old, missing since the third week of August.

Neither cat is declawed, and both are neutered. There is a reward for each. Call John or Beven at 623-6272. Thank you for your assistance.

Kindling Available for Sale

Taking orders for kindling. Split small for fast fire starting. Generous bundle \$5.00 each. Tony Tarnowski 623-6225

For Sale– Dump Truck, etc.

12 yard dump truck and 10 yard pup and backhoe.
Call John Mamuscia at 623-4012 or (cell) 661-4992

Dump Truck Services Available

Your neighbor John has recently purchased a dump truck to be able to haul rock. If you can use his service please call him at 623-4012 or (cell) 661-4992

Are you affiliated with a business that could benefit residents here in SLE? If so, we'd love to add you to our exchange. Please e-mail us with your brief text advertisement at newsletter@spiritalakeeast.org. We will try to include your submission in the next newsletter.

Spirit Lake East Homeowner's Association
PO Box 217
Spirit Lake, ID 83869

ASSIGNMENT OF PROXY

ARTICLE II., Paragraph 6, of the Spirit Lake East Homeowner's Association By-Laws state: "Any membership may be represented and voted by the owner or by a proxy given by the owner to some person other than the owning member. All proxies shall be in writing, shall define the tract or land portion to be represented by the proxy holder, shall refer only to a particular meeting, shall be dated no longer than three months before the meeting and shall be available and presented at the meeting where exercised."

For the purpose of any Association business wherein a members vote is required:

I, _____, being the owner of record of
(print name)

Tract number _____, Spirit Lake East Development do hereby execute
(your lot number)

and deliver an assignment of proxy to _____
(print name)

for the following:

1. Proxy to be executed for the election of the board of directors only. _____
property owner initials

2. Proxy to be executed for any voting that may be required at the semi-annual meeting to be held on or about November 12th, 2003 meeting. _____
property owner initials

The assignment of this proxy is for the meeting to be held on or about November 12th, 2003.

Homeowner
Signature _____ Date _____

Witness
Signature _____ Date _____

You may mail this proxy in the enclosed SLE addressed envelope marked "PROXY" to SLE PO Box 217 Spirit Lake, ID 83869 or give it directly to the person to whom you have designated as your proxy vote. The proxy must be received on or before November 12th, 2003 to be valid. Proxy must be available at the General Membership Meeting on November 12, 2003 to be valid.