



AdvantageIdaho

ASSOCIATION MANAGEMENT

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Dear Lakeland Village Homeowner:

Enclosed please find a copy of the Regulations for Lakes, Ponds, Wetlands and Landscaped Common Areas for the Lakeland Village Community. These Regulations were recently adopted by your Homeowner Association Board of Directors.

The Board of Directors is charged with protecting the quality and value of all waterways and common areas in Lakeland Village. As such, the Board has adopted these Regulations to:

- create an environmentally sound, balanced ecosystem for the lakes and ponds,
- preserve the natural beauty of the common areas,
- maintain and enhance property values, and
- provide long-term recreational use of the common areas for all residents of LVHOA.

We encourage you to become familiar with these Regulations to confirm you are doing your part to protect these natural areas in Lakeland Village. The Board asks that all residents and landscaping contractors abide by these simple regulations and recommendations which will serve the best interests of all residents.

If you have any questions about these guidelines, or if I can provide you with other information, please don't hesitate to send an email or give me a call.

Sincerely,

Patricia Liddell
Association Manager

Enclosure

LAKELAND VILLAGE HOMEOWNERS ASSOCIATION

REGULATIONS

LAKES, PONDS, WETLANDS AND LANDSCAPED COMMON AREAS

INTRODUCTION

THE LAKELAND VILLAGE HOMEOWNERS ASSOCIATION (LVHOA) BOARD OF DIRECTORS HAS CONFERRED WITH GOVERNMENT AGENCIES, INCLUDING THE STATE DEPARTMENT OF AGRICULTURE AND THE ARMY CORPS OF ENGINEERS. WE HAVE BEEN ADVISED THAT WE MUST UTILIZE ENVIRONMENTAL FRIENDLY CHEMICALS, PROCEDURES AND PRACTICES IN CONJUNCTION WITH THE USE AND MAINTENANCE OF OUR PONDS, LAKES AND LANDSCAPED COMMON AREAS. FAILURE TO DO SO COULD RESULT IN MONETORY FINES AND PENALTIES BY GOVERNMENT AGENCIES AGAINST HOMEOWNERS AND THE ASSOCIATION.

As a result, LVHOA Board has adopted goals applicable to the treatment of the wetlands, lakes, ponds and landscaped common areas of Lakeland Village (LV). The goals of the Association are:

- to create an environmentally sound, balanced ecosystem for the lakes and ponds
- to preserve the natural beauty of the common areas
- to enhance our property values
- to ensure the long-term recreational use of the common areas for all residents of LV.

With these goals in mind, the Board on behalf of the Association has adopted the attached regulations to cost effectively maintain the common areas with minimal impact on all residents of LV - those that live on the ponds and lakes and those that do not.

LV has established eight lakes, a number of retention ponds and several wetland areas creating a fine habitat for migrating waterfowl. To maintain the viability of these waterways, the Association desires to create a natural balance of waterfowl that frequent our lakes, ponds, wetlands and common areas. By creating these regulations, the Association neither discourages nor encourages waterfowl from utilizing our waterways.

Though unintentional, residents have utilized herbicides, pesticides and fertilizers, fed waterfowl and installed landscaping that may not have been the best choice for the long range viability of the waterways and common area landscaping. In addition, the cumulative effect of 165 homes using environmentally unfriendly chemicals can have a tremendous negative impact on our LV environment. To accomplish our goals, the association asks that the residents of LV and the LV landscaping contractors abide by the attached simple regulations and recommendations which will serve in the best interests of all the residents of our Village.

REGULATIONS:

1. Do not pump water from the lakes and ponds after the irrigation water supply to the lakes is discontinued for the year; usually toward the end of October. Resume pumping only after the irrigation water supply is re-established in April. Waterfalls can operate all year. (Notification of shut-off and start-up will be posted on the web.)
2. Do not tamper with, adjust or alter in any way, storm drain systems, irrigation system piping, irrigation ditch gates, valves or any other part of the LV irrigation water delivery system that could alter the flow of water from irrigation ditches or the flow of water in or out of the lakes, ponds and waterfalls.
3. Any new use of the lake water for residential yard irrigation shall require the prior written approval by the LVHOA Board of Directors.
4. Do not dispose of animal or bird waste into the lakes, ponds, waterways or any common areas.
5. Do not introduce domestic birds into the lakes, ponds, waterways or any common areas.
6. Do not dispose of yard trimming into the lakes, ponds, waterways or any common areas.
7. Residents and common area contractors must use slow-release, low nitrogen and phosphorus fertilizers that are approved for use around waterways by the Idaho Department of Agriculture and the Environmental Protection Agency. You may check by contacting: Program Coordinator for Licensing and Recertification, Idaho Department of Agriculture, Phone-332-8600
8. Do not use insecticides and/or herbicides that are not specifically approved for use around ponds and lakes within twenty feet of lakes, ponds and waterways. For example, some chemicals not approved are Roundup, Weed B Gone grass killer and fast release fertilizers. To ensure compatibility with applications being used in the common areas, lakes and ponds, it is required that homeowners have the approval of the LV Board.
9. Modifications and additions to any lakeside beaches, stonework and landscaping by LV residents require the prior written approval of the LVHOA Board of Directors.
10. Do not feed waterfowl, feral animals or other wildlife. Provide a containment area, unavailable to waterfowl, for bird feed that spill from song bird feeders.
11. Cleanup pet waste immediately from common areas and cleanup pet waste from residential yards on a regular basis, preferably daily.
12. Eliminate noxious weeds from residential yards.

RECOMMENDATIONS:

- Use minimum amounts of aqua friendly chemicals around the lakes, ponds and waterways as chemicals are hazardous to humans (especially children), wildlife, fish and pets. *
- Minimize water runoff from landscaped areas and buildings into the lakes and ponds.

- Grass landscaping adjacent to lakes and ponds is not recommended and should be minimized, and eliminated if possible, to prevent runoff of lawn treatment chemicals.
- Avoid over-watering residential yards and common area as excessive water attracts mosquitoes.

* LVHOA suggests that residents and contractors use total vegetation herbicides that are specifically approved for use near ponds and lakes (for example 2,4-D Selective Weed Killer, Rodeo, Aqua Neat, Aqua Master and Shore-Klear to name a few). It has also been recommended by chemical suppliers that a surfactant additive, which helps penetrate and adhere to plants, be used with these chemicals. LVHOA does not recommend the use of any of these particular products but suggests homeowners seek advice from suppliers of these chemicals for specific applications, requirements and safety.

SOME LOCAL SUPPLIERS OF AQUA AND ENVIRONMENTAL FRIENDLY PRODUCTS:

Steve Regan Co.: 3801 Hwy 20/26, Caldwell 208-454-2051

UAP Northwest: 4914 Hwy 20/26, Caldwell 208-454-0475

D & B Supply: several locations including Glenwood, Garden City

Zamzows: several locations in Boise and Eagle