CONTACT INFORMATION:
For communication with the Overlook HOA please call, mail or email Pro Management, the new property management company for Overlook Condominiums:

   Phone: 490-1230 (Maintenance Emergencies: 440-0443)       Email: overlookhoa@cableone.net

   Mail Address: 5130 S. Surprise Way, Boise ID 83716

Our new onsite office (located across from the pool at the end of building 5122) is currently staffed 
Tuesday thru Friday 2:30 to 5:30pm. If you have not done so, please stop by and say hello to Lisa.

NOTE: Currently under construction is a website that will give homeowners access to pertinent Overlook information including Basic Property Data and Maps, Legal Documents for the Homeowner Association, Minutes of Board Meetings, Monthly Financial Statements, the Annual Budget, Insurance Policies, Homeowner Rules and Regulations and other useful documentation relevant to our community.

OVERLOOK PROGRESS… 😊😊😊

After a transitional 2016 including a property management change and establishment of an onsite office, the 2017 HOA Board was elected. We engaged a less expensive property maintenance vendor with an emergency contact number, as well as improved landscape and pest control companies. A long-range budget for capital improvements is being developed to maintain and enhance Overlook.

😊 DOG WASTE 😊

Some dog owners continue to let their dogs ‘do their business’ in the common areas without picking up the waste. Very inconsiderate!! Please be thoughtful of your neighbors and respect the common property!

According to our CC&Rs, fines may be assessed on any owner who fails to clean up after their pet(s). Now that there is an onsite manager at Overlook, homeowners are encouraged to report sightings of a dog dropping incidents and we will try and address the situation.

TRASH AND RECYCLING

• Break down all boxes to make room for other recyclables!
• Do not overload recycle bin…tall stack is hard to get into truck
• Do not place large household items in trash enclosure
• For furniture and large items call Idaho Youth Ranch - 345-6724
• For clothing, toys and appliances call ARC - 363-9350
• If you spill stuff on ground, please pick it up and dispose properly
• If west side trash bin is full, check east side trash bin for space

GOT YOURS?

The HOA Board of Directors recently updated the Overlook Homeowners Handbook which reflects the current guidelines to maintain the dignified quality of living that characterizes Overlook Condominiums.

We have been trying to deliver these essential documents to everyone. If you are an owner who currently rents your condo it is your responsibility to ensure that your renter abides by the various rules and regulations at Overlook. Extra copies of the 2017 Handbook are available in the office.

And regarding RENTERS, it is essential that the Overlook Management has the contact information for all occupants, including that of your management company, if any. This is an obvious precaution for emergency reasons. We will include you and your management in any needed contact with your renter. Please provide this information to our onsite management office if you have not done so already.
PARKING CONCERNS
When parking outside your garage, please park your vehicle so the bumper does not cover the grass. Otherwise the perimeter does not get properly watered and it is difficult to mow. This is especially important in the west parking lot.

REMINDER: NO PARKING IN MARKED FIRE LANES.

BARBEQUE SAFETY GUIDELINES
Please follow these rules to practice safe grilling

- Use the grill only outdoors
- Maintain grills far away from the building and structures
- Avoid grilling under patio ceilings
- Locate the grill on a non-combustible floor surface
- Avoid leaving the grill unattended while grilling
- Turn off the gas first and then the burners when grilling
- Wait for the grill to cool before covering and moving it

NOTE: THESE GUIDELINES APPLY ALSO TO FIREPITS!

REMINDER...
In early April, we will be removing the iron plates that cover the gutters in front of the garage buildings on the north side of the property. These plates are a trip hazard and clog up the drainage.

CAUTION:
When driving out of the Overlook and crossing the bike path please look both ways as there have been near-miss accidents with bike riders who are inattentive to cross traffic.

POOL AND SPA USAGE GUIDELINES
The Overlook pool and spa opens on Memorial Day weekend and closes on Labor Day weekend.

Pool Hours: Monday through Sunday - 8AM to 10PM
There is NO LIFEGUARD on duty at the Overlook pool

- Please observe the posted pool and spa rules. Failure to do so may result in revoking your privileges
- A key is required for access to our pool. Replacement keys are available from the management company
- The pool and spa at Overlook is for the exclusive use of the condo owners and their guests. Owners must be present with their guests. Children under 13 must be accompanied by an adult.
- If homeowners observe individuals using the pool after hours as sometimes happens when people from outside our community jump the fence at night, we encourage you to call the police to address this trespassing.

There is a no smoking rule at the pool and we wish to remind homeowners to also be considerate of their neighbors when smoking around their condos, whether inside or out as smoke tends to rise into others fresh air spaces.

OVERLOOK HOA BOARD OF DIRECTORS:
Most every Overlook administrative issue can be handled by contacting the onsite office manager, Lisa, during office hours – 2:30 – 5:30 Tuesday thru Thursday (phone: 208-409-1230). However, if there is a need or desire to communicate directly to the Overlook HOA Board, the process to do this is identified below.

Overlook HOA has a Board of Directors that is elected annually and conduct various meetings to oversee the operation and maintenance of the property. The 2017 elected officers are:

President: John Hill    Vice President: Steve Tomczak    Treasurer/Secretary: Chuck Curtis
Member at Large: Jim Olsen    Member at Large: Lester Wyer

There are three best ways to contact the HOA Board:
1. Directly by e-mail to the Board at overlookhoa@cableone.net
2. Prepare a written comment, complaint, or inquiry with appropriate documentation and deliver it to the Overlook office so that it may be passed on to the Board for consideration.
3. Request to make a presentation at the next board meeting so that you may be given time on the agenda. Please include your topic for discussion in writing.