

Ripples Along the River



A Publication of:



Dave Swanke – President

Spring 2024

Allan Schneider - Editor

From the Board

Dave Swanke

Hello fellow Waterfront District Homeowners! Spring has sprung in the neighborhood! The lighter, longer, and warmer days are bringing out more and neighbors to enjoy our neighborhood's wonderful common areas. However, more activity also means more congestion and the potential for conflict. Be mindful of pets and youngsters potentially in danger as the streets fill up with vehicles, bikes, neighbor surfers toting boards, and such. As well, please be aware of the high (and swift!) river levels!



Speaking of our wonderful common areas, many thanks to those who helped with the annual Spring clean up of our riverfront. This is essential to keeping our conservation area clear of invasive species while protecting the riverbank and therefore our neighborhood. Big shout out to Curt Fransen for again spearheading the clean up effort as well as his many yearslong contributions to our tree and landscaping plans.

Warm weather means the pool will be opening within a few weeks. Please review the pool use rules. They are also posted by the main pool gate entrance. (*Continued on page 6*)

For an electronic version or for questions concerning our HOA, contact DS Property Management, at 208-957-1057 or DSTeam@dspropertymgt.com. For comments about *Ripples Along the River*, contact Al at 208-870-4831 or aaschneider@hotmail.com

What 2C in the GC

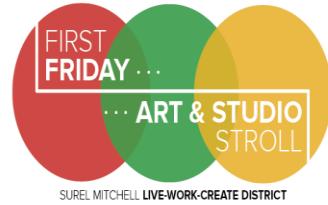
Jodi Eichelberger, Program Director at Surel's Place surelsplace.org

First Friday Art & Studio Stroll

June 7th, August 2nd

5:30pm-8:30pm

Surel's Place invites you to wander the Surel Mitchell Work-Create District from the Riverside Hotel to 37th Street. You can meet dozens of local artists, see them and the spaces where they produce it. Learn more at surelsplace.org



Live-
work

MACBETH May 9th - 19th

The Boise Bard Players



It's like having our own version of the Shakespeare Festival right in our own back yard-literally. In a world thirsty for power and shadowed by prophecy, one man will descend into madness and murder to seize the throne—and it will all happen in the back garden at Surel's Place. Get Tickets at boisebardplayers.ludus.com

Kit Julianto WORKSHOP

INTRODUCTION TO TEXTUAL PAINTING

Sunday, June 23rd | 1:00pm - 4:00pm

\$45 | materials included | ages 14 & up
registration required: surelsplace.ludus.com

VISIT

OPEN STUDIO

Friday, June 21st | 4:00pm - 7:00pm

opening honor song by Caylon Hedgepath

Saturday, June 22nd | 4:00pm - 7:00pm

flute song opening by Kit Julianto

free



EXHIBITION

Monday, July 8th | 5:30pm - 8:30pm

opening honor song by Caylon Hedgepath

closing honor song by Kit Julianto and Caylon Hedgepath

Tuesday, July 9th | 1:00pm - 7:00pm | Artist Talk at 6:00pm

flute song by Kit Julianto during Artist Talk

Wednesday, July 10th | 1:00pm - 7:00pm

gallery tour with closing song by Kit Julianto and Caylon Hedgepath

It Takes a Village



Landscape/Riverfront Committee

Curt Fransen

Native Landscape has been informed about bare grass areas needing reseeding or sod. Also request for less water between the Villas and pool area.

Some discussion was had at the Board meeting on 4/15 regarding interest in seating or other development of the grassy community recreation area across from the clubhouse. Interest seemed mild but apparently the Pool Committee has also had some discussion about this issue--so maybe that's the place to continue any exploration of this idea.

The Riverfront Cleanup Day occurred on 4/20. There was a good turnout and we finished filling the trailer in about 2 hours. We've made a lot of progress on the invasives through these annual events. Thanks to all that were able to participate this year.

A survey of tree maintenance and removal/replacement needs was performed on April 19 and recommendations have been provided to DS. If anyone wants a copy of the recommendations, please let me know. Actual work is anticipated in early fall. Some pruning occurred on April 20.

The proposed update of the WFD Riverfront Management Plan has gone through two drafts with review and written input from Tom Baskin and Gwen Fransen. The current proposed draft updated Plan and exhibits as well as Application and Approval forms are available from Curt. Input from Committee participants would be appreciated. Comments/suggestions/revisions can be returned to Curt by May 15, 2024. After further revisions based on Committee input, a draft will be provided to the Board for their consideration/adoption process which includes opportunities for review and input by all WFD members.

Thanks for your assistance.

WFD Pool Wall Mural

Ken Pyle

Thanks to our friends at Surel's Place, there is now a link to donate to the mural project. As background, this mural mosaic will live on the wall between the Greenbelt and the pool. Surel's is a key partner in helping us make this project a reality without burdening the Waterfront District HOA budget. On May 27th at 7 PM in the Clubhouse, Reham Aarti of Mosaic Essentials will present a few design ideas. Be there for this important next step on our mural journey!



As background, Reham has been an amazing resource, donating her talents and time to this nascent project. Her latest work is part of the soon-to-open Wassmuth Center for Human Rights Education Center.

Stay up to date on the mural's progress, go to it at:

<https://wfdmural.wordpress.com/>

Architecture Committee

Tom Baskin

Per 4.2.2 of the CCRs, the AC of the Waterfront District is responsible for review and approval of any "building, fence, sign or other structure or improvement which will be visible above ground..." The review may include, without limitation, topography, finish ground elevations, architectural symmetry, landscaping, drainage, color, material, design, physical or aesthetic impacts on common areas, artistic conformity to terrain and the other improvements on the property. See, also, 11.3 CCR. The AC consists of three members, appointed by the Board. Megan Griffin, who served on the committee for a number of years, has recently resigned. I urge any WFD resident who is interested in serving on the AC to apply to the Board.

The process of applying for review and approval of a proposed improvement is straightforward. A short application form is available on the DS website. Depending on the nature and extent of the project, photographs or plans can be attached. The completed application should be submitted to DS for forwarding to the AC. Ordinarily, applications are reviewed/approved within 20 days of receipt. Applicants are urged to review plans with adjoining property owners prior to submission.

In the past several months the AC has approved the applications of Rick and Michelle Atkinson for their home at 3712 N. Willowbar Lane, and Doug Bartlett, for his home at 3337 North Prospect (next to Lucciano's). Construction is planned to begin for both homes later this spring.

A pending application before the AC from the Villas sub-association involves the removal of the failing block wall along the Greenbelt, and its replacement with a new and slightly (one foot) higher wall of similar construction in the same location. The common area (Block 1, lot 6) between the wall and the structures would be recontoured to make it somewhat more level than it currently is. Two inset sets of steps would allow access from the greenbelt to the common area. The application also requests approval for the installation of a wrought iron perimeter fence and gates along the top of the wall, as well as interior fencing dividing the common area in front of lots 7-10 into four sections, one per home. Applicant requests recognition that the owners of lots 7-10 may, in the future, install patios or decks in the common area fronting their lots. This application has drawn some attention. A meeting to accept further comment on this application will be scheduled in the near future, but not until the vacancy on the AC is filled.

Social Committee

Patti Wade

A good time was had by all at the annual St. Patrick's Day party. The weather was perfect, and the food was amazing! Approximately 45 residents attended. It's always fun to visit with the neighbors we know and have an opportunity to meet new neighbors. Thanks to everyone who volunteered to make this event happen. We live in a great community! Here's what coming up:

Garage Sale - Amy White is organizing a Waterfront District Garage and Estate Sale on Saturday, May 11, from 8 am to 1 pm. Let her know if you are interested in participating via email shellbeachmimi@gmail.com or text **805-234-1318**.

Summer Barbecue - The Social Committee will host a summer barbecue on Saturday, June 22, from 4-6 pm. Bring your favorite side dish or dessert to share, as well as your favorite beverage.

Mural Project Event - Helen Carnie is organizing a "Brunch and Break" event to help support the mural project. Contact her if you have plates, bowls, and other glassware you'd like to get rid of or contribute to the project. They'll live on through art! More details about this event will be forthcoming.

Pool/Club House Committee

Bill Mullane

In early April, the Pool & Clubhouse Committee (PCC) met to review operations for 2023 and plan for the 2024 season. The committee is working with DS Property Management and Kleen to aim for a mid-May pool opening to ensure full operations for Memorial Day weekend. The Committee also forwarded the following topics to the HOA Board for consideration:

- Energy—The PCC is working with the WD Energy Committee to explore more efficient ways to manage pool/clubhouse heating/cooling, including behavioral, a pool cover, and solar and heat pump options. Kudos to the Committee for conducting such a thorough exploration. The board will make implementation decisions once the data has been collected and analyzed. In the meantime, there are things we can do to save energy.
 - Bring the pool temp up to 85 right before the season begins.
 - Keep the pool utility room key secure so only authorized personnel can access it and change the pool temperature.
 - Install signage and a shower timer to limit shower times. Remember, the shower is for a pre- or post-swim rinse, not for extended warmups.
 - Reduce pool temp to 83 during the summer heat to save energy and provide relief.
- Access & Security—Return to a card access system to the pool to reduce unauthorized use. Remember that WD residents are required to accompany guests to the pool. The PCC also recommended installing a card reader on the door from the pool to the clubhouse and locking the gate to the grassy area to limit use by non-residents.
- Safety - Apply a non-slip coating to slippery pool deck areas such as near the pool steps. Eliminate plants around the pool that shed flowers that get into the pool.
- Appearance - Work with Frontier Fence Company to screen the garbage cans in front of the clubhouse.
- Grassy Area Furniture—PCC members leaned towards not adding permanent “furniture” to the grassy area. Furniture would complicate maintenance, attract non-resident visitors, and make it more difficult to play with dogs. Permanent furniture might also be a target for graffiti and vandalism.
- Pool Wall Mural—The PCC fully supports the Mural Committee's efforts. Ken informed us that an artist has been selected, and the committee is putting a funding mechanism in place. Helen is planning a “Brunch & Break” fundraiser to generate funds and broken ceramic pieces for the project. Stay tuned.

Thanks to the PCC members for taking the time to meet and provide valuable suggestions on how to improve our pool and clubhouse operations. If you have suggestions or would like to join the PCC, don't hesitate to get in touch with Bill Mullane at williammullane@boisestate.edu or 208.863.4359.

Energy Committee

Ken Pyle

Late last year, the WFD HOA board approved a sub-committee of residents to explore potential energy and related cost reductions. The committee started by looking at past energy usage to prioritize where to look for savings. As a result, most of the initial emphasis has been on the clubhouse and pool.

The committee is investigating every potential way to garner savings. Some of things investigated include solar electric, solar thermal, ground and air source heat pumps, and pool covers, as well as simple and minor changes like changing out light fixtures to LEDs. Particularly with the pool, the focus is on improving efficiency with the same or better level of service (e.g., no change in pool temperature, same or extended pool season).

The efforts are still a work in progress. Expect updates in future board meetings. Complementing the committee are the likes of outside experts from groups, such as Idaho Power, as well as a planned energy audit. Please contact Mike Heckler michael.p.heckler@gmail.com if you are interested in contributing to our efforts.

(BOARD, continued from Page 1)

The pool is an amenity for all homeowners and their rightful guests to enjoy, but also keep in mind that some homeowners abut the pool and recreation lot. Please be neighborly!!

The mural project is advancing, and we will soon see some potential designs. More on this elsewhere in the newsletter.

The Master WFD HOA Board is pleased to announce, after a multi-year effort, our neighborhood is in full compliance with respect to owner occupancy. This covenant restriction intends to forge and maintain a stable neighborhood with homeowner vested interest. Yes, we have a few rentals, but all are within the CC&R exemptions. These tenants are our neighbors! Should you desire an exemption to owner occupancy, the application form is on the DS Property Management website.

Last winter's chaotic weather prevented execution of the Phase 2 wave form modification. This is now forecast for Winter 2024-2025. However, there will be wave technician monitored sessions throughout the summer. The Boise Parks and Recreation Department website will post the dates and provide more information.

I look forward to seeing you out and about in the neighborhood this summer!

GC Trivia

Nick Jezierny

How many establishments that serve on-premise drinks are located within one mile of the Waterfront District clubhouse? A) 14 b) 19 c) 27 d) 31 (Answer on Page 8)

Gettin' Giddy in Garden City

Shane Williams, Vice-President for Beer, Wine and Liquor—Albertsons, Retired

My god we are all confused !

We are all thirsty, but we don't know what we want. Think about this; Bud Light imploded. Coors Light and Miller Lite picked up all of Bud's losses.

The hottest beer brands in America are all Mexican. Modelo, Corona and Pacifico. All are light, very drinkable, and easy to have more than one. The craft beer business is confused, business is sick, and some brands are closing their doors.

The hottest cocktail in America continues to be the margarita. Tequila sales are 'en fuego' [hot!]. Marijuana is sneaking into our lives.

We all are wont to be Mexicans.

The most expensive start up in alcoholic beverage delivery service [Drizly] folded its tent.

All of us Americans together don't make the Top 10 List of alcohol consumption worldwide.

Low alcohol/no alcohol alternatives are gaining favor.

Energy drinks are surging. And we actually believe that we can add a powder to water to improve hydration.

We are stumped! (*Editor's note: Whew!*)

Jasz Looks at Books

Jessica Jaszewski, BA in Literature

Although the publisher recommends Kathi Appelt's *The True Blue Scouts of Sugar Man Swamp* for ages 8-12, this sweet and hopeful nature narrative can be enjoyed by all ages and is worth sharing with the whole family.



Henry and I have read this book together twice, and it has inspired many discussions and moments of reflection and laughter. The characters of this tall tale are larger than life and are shaped with regional dialect, scientific taxonomy, and delightfully precise formal language.

When the Sugar Man Swamp is threatened by the forces of greed, heroes both human and animal rise to the challenge to save their wetland home. Chap Brayburn is a young man whose family both depends on and cherishes the swamp. Having been inspired and instructed by his grandfather to love the avian creatures of his home, Chap (and his mother) are determined to remain in their cafe and home, even as the landlord raises the rent. J'miah and Bingo, our racoon heroes, know nothing of rising rents, living as they do in an abandoned old car covered in vines, but they know of another threat to the swamp. The Farrow Gang, a family of destructive wild hogs, are heading toward the swamp intent on consuming the wild sugarcane growing there, and they have a habit of destroying all they touch. The separate quests of these two groups of heroes converge as they both work to save their beloved homes.

This book is a wonderful example of quality children's literature. It is educational, thought provoking, humorous, and genuine. Readers can learn a little about history, a little about biology, and a lot about Southern storytelling from *The True Blue Scouts of Sugar Man Swamp*.

Sue's Soups

Recipes from Sue Linja, Registered Dietitian Nutritionist, Licensed Dietitian

Baked Feta with Cherry Tomatoes, Mushrooms and Broccolini

Serve over Orzo, Rice, or Quinoa - 4 Servings



- 1 bunch broccolini, trimmed and split lengthwise
- 1/2 pound crimini or favorite mushrooms - thickly sliced
- 1 pint grape or cherry tomatoes - cut in half
- 1 small onion - cut in small wedges
- 2 cloves garlic - cut in slices
- 1 lemon - cut into slices
- 1/4 cup extra virgin olive oil
- 1/2 tsp red pepper flakes
- 1 tsp ground cumin
- Salt and pepper to taste
- 10 oz block of feta cheese - cut into 1" thick strips

Topping: Fresh basil or cilantro - chopped; Flaked salt; EVOO; Lemon wedges

Heat the oven to 400 degrees. On a sheet pan, combine the vegetables, lemon and drizzle with olive oil and toss. Add the seasonings (cumin, red pepper, salt and pepper) and toss again until coated. Place the feta slices down into the vegetables.

Bake for 15-20 minutes. Check and turn the vegetables (not the feta) about halfway through the baking time (at 7-10 minutes). The dish is ready when the broccolini stems are easily pierced and the tomato skins start to blister and the broccolini tips are charred.

Serve over your favorite grain and top with extra lemon, olive oil, flaked salt and fresh herbs, if desired.

Trivia Answer: c) 27

Alphabetically listed answers: Bar 365, Barbarian Brewing, Barrigas Mexican Restaurant, Bert's Brewing, Black Moon, Caffe Lucianos, Clairvoyant, Coiled Winery, Greenbelt Market, Ling & Louies, Parcero, Push & Pour, Proletariat Wines, Roots Zero-Waste Market, Sandbar, Somewhere, Split Rail Winery, Stagecoach Inn, Tacos Las Brazas, Telya Winery, Tepanyaki, Twisted District Brewing, Visual Arts Collective, Wepa Café, Western Collective, Wild Plum, Yardarm