




Homeowner's News

Save This Date

Save the date – March 16, 2011 – 7:00 to 8:30 PM at Lowell Scott Middle School for the annual Homeowners meeting



March 2011						
Su	Mo	Tu	We	Th	Fr	Sa
27	28	1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31	1	2

Winter 2010 Newsletter

Here are the 2010 Holiday Light Contest winners:

4935 Papago

13295 Tapatio

13596 Wrigley

Congratulations!



Meet our Neighborhood Watch Chairman

Did you see this short update on The Legends website?

Neighborhood Watch Update

Added 05/29/10 – We are pleased to announce that Marty Derow is now the new Chairman of the Legends Neighborhood Watch committee. He succeeds Jim Ripley, who led this committee for many years. Neighborhood Watch is one of the most important activities in the Legends. Your involvement helps keep our neighborhood safe and secure for all homeowners. Please support Marty in his new position. If you are interested in becoming involved, please contact Marty at talk2mide@msn.com. Thank you, Marty for stepping up and taking on this responsibility!

I read it and wanted to meet Marty and learn more!

Marty Derow has lived in our community since 2004. He and his wife both work at HP on Chinden. They have two daughters – one in college and one is a senior in high school.

Marty is from southern California and attended San Jose State where he received a degree in Meteorology. He and his wife came to Boise the first time when she took a job with HP. They were then transferred to Atlanta with HP and then laid off! They came back to Boise because they had family here. Marty's wife was hired temporarily at HP which then turned into permanent employment. Marty was working for EDS which was purchased by HP so he and his wife are both employed by HP again. They bought a home in The Legends from a homeowner who was downsizing. Their home on Engelmann is near family and near their jobs. This is certainly an excellent situation.

Last year, after attending the annual meeting of the homeowners, Marty decided it was time to volunteer. He has put his own stamp on the Neighborhood Watch program by distributing information directly to the homeowners via email. After some discussion the Board granted him access to the email addresses submitted on the website so that Marty can 'talk' directly to all of us. He does receive a lot of information and is careful to pass along only that data that is important. He is thoughtful about what he emails so that the homeowners don't receive mail that might be considered 'junk'.

When Marty thinks about the future of the Neighborhood Watch Program he would like to see us looking out for one another more. Understanding that we often come in through the garage and then move to the back of the house it is often hard to communicate with our neighbors. With spring just around the corner, the Annual meeting scheduled for March 16th and the Easter Egg Hunt on April 23rd we should be outside more and getting re-acquainted with our neighbors.

The Legends Real Estate Update

During the last quarter of 2010 two homes sold and one was pending. In mid January, 2011, there was one home for sale by owner and another listed with a real estate company.

According to Tim Burroughs, a Realtor with Burroughs Group Real Estate with Keller Williams Realty-Boise and a Legends homeowner, sales in Ada and Canyon County have increased year over year. In Ada County sales are up 16.5 percent and in Canyon County the increase is 25 percent. New construction is down 18.5 percent.

During 2010 forty-eight percent (48%) of the sales in Ada County were distressed sales. In Canyon County the number was seventy-five percent (75%).

Our subdivision as a whole has done well in the downturn of the economy. Perhaps some credit should be given to the builders that developed The Legends originally. The CC&Rs established by the builders have been followed by the Board of Directors and our management company. This management team is strong and concerned with the health of the subdivision. The original vision that the builders had for The Legends has been handed over to successive Boards of Directors that have made our subdivision what it is today.

So...thanks to all the homeowners in The Legends for supporting our Board of Directors and the management company as they work hard to be sure The Legends continues to be a great place to live.

Update on Summer Lawns

The Legends contracted with Summer Lawns for property maintenance one year ago. The board made this change after much consideration, and with the belief that it was in the best interest of the Legends subdivision.

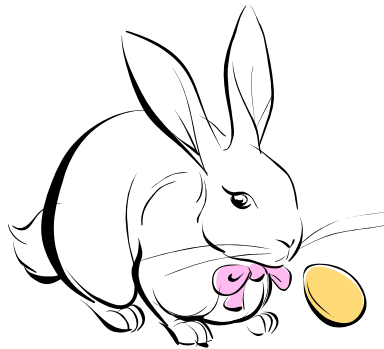
Initially the cost with Summer Lawns was \$7,000 less a year but the savings were soon eaten up by several surprises. Our system is getting older, the parts wear out and have to be replaced, and there was a major water break that was unexpected. Many homeowners had complained that the common areas were being over watered. When the water was scaled back, bill bugs materialized. It seems that over watering has one benefit – it drowns bill bugs! Since they weren't being drowned, we had to spray to get rid of them. Again, this added to our total costs.

Summer Lawns has shown that they are interested in working with the Board of Directors to maintain the common areas of The Legends.



The New Pump House

Have you seen the new pump house as you drive West on McMillan? It is on the north side of the street right before you turn into The Legends? This small structure provides an important service – it protects our investment in the pumps and other equipment for our pressurized irrigation system. The house was completed in November 2010. The photo shows the view from the road.



The Legends' Annual Easter Egg Hunt

Saturday April 23, 2011 at 2:00 p.m.

Meet in the main common area on Pala Mesa.

Everyone is invited!

Volunteers are needed to help with treats, assist with games, supervise kids, and help with the set up and clean up of the event.

To sign up please email Kelley at dkmcgrath@cablone.net or call 323-4301

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