



It is our pleasure to welcome you into the Mountainside Village (MsV) Community.

Mountainside Village is the kind of place where you run into friends and neighbors walking down the tree-lined streets, where you can sit on your front porch during long summer evenings and watch the sunset over the Tetons. It's a place that supports active lifestyles, offering walking trails and bike paths that connect Mountainside Village with both the wild, open spaces of the Teton Range, and the Greater Yellowstone community.

Mountainside is also an environmentally friendly neighborhood. High quality building standards are fundamental to the concept of Mountainside Village. So, too, are Smart Growth concepts, earning MsV an Idaho Smart Growth Award in 2006. Our goal is to create a community full of healthy, low-impact, high-quality, comfortable homes using the best technology available. This is a place that will help its residents minimize their impact on the local environment and maximize community benefits for generations to come.

As a member of the Mountainside Village community, you will have the chance to help us demonstrate that enhanced quality of life and sustainable living can go hand in hand. Fed by an on-site, community-supported organic farm, near public lands and wildlife habitat, with access to the surrounding mountains and invigorated by vibrant public spaces; we believe that MsV offers a unique opportunity to live a healthy lifestyle!

As a new homeowner at Mountainside Village, we hope the following packet will help you transition to the neighborhood with ease and excitement.

We are excited to help you with anything you need as you settle into your new Mountainside Village home. We invite you to become an engaged and active member of our growing community.

With warmest regards and deepest pleasure,

*The Mountainside Village Team*



## Contact Information

### MsV Contacts

	<u>CONTACT</u>	<u>PHONE NUMBER</u>
MsV Grounds Administrator	Jim Steel	937.750.5397
MsV Mailbox Key Contact	Jim Steel	937.750.5397
Property Owners Association	Janine Jolley	208.313.4840
Mountainside Inc. Development	Larry Thal	307.733.9003

### Utilities and Services

	<u>CONTACT</u>	<u>PHONE NUMBER</u>
<b>Electric</b>	Fall River Electric	208.652.7431
<b>Water</b>	City Of Victor	208.787.2940
<b>Sewer</b>	City Of Victor	208.787.2940
<b>Trash</b>	RAD Curbside	208.220.7721
<b>Recycling</b>	RAD Curbside	208.220.7721
<b>Plowing</b>	Aaron Cisco	307.413.4983
<b>Landscaping</b>	Clean Air Lawn Care Eric Worth	307.200.8828
<b>Telephone</b>	Silverstar	208.787.3300
<b>Cable TV</b>	Silverstar	208.787.3300
<b>Internet</b>	Silverstar	208.787.3300
<i>*Phone &amp; Internet, Access to Silver Star high capacity/ high speed fiber optic.</i>		
<b>Post Office</b>	Victor Post Office	208.787.2232
<b>Newspaper</b>	Teton Valley News	208.354.8101
<b>Public Transport</b>	START Bus	307.733.4521

## **Snow Plowing & Winter Policies**

**Winter parking rules** are in effect from **Nov. 15 - Apr. 1**. Please take note. If you have people staying in your home please make sure they are aware of the city & village regulations. Go to [www.victorcityidaho.com](http://www.victorcityidaho.com) for complete regulations.

- 1.** The City of Victor plows the Mountainside Village main streets. The streets are posted **no parking 2:00 am- 10:00 am**. They will tow cars in their way & will not plow if cars are parked on the street. Cars may be towed even if the skies are clear, with no chance of snow. Use your off street parking!
- 2.** The rear lanes are plowed for the Property Owners Association (POA) as needed by Cisco Services (Aaron Cisco). To ensure proper plowing please make sure all vehicles are out of the rear lane easement to allow for proper plowing. The easements are 20' wide. That allows for about 4' of snow storage on each side of the 12-14' wide rear lanes. **Please keep vehicles clear of that snow storage area.** The plow crew can't do a good job if vehicles are parked too close to the lane.
- 3. Cisco services is glad to plow drives and walks for residents.** Make arrangements in advance with Aaron. He is great to work with.  
**Contact:** Aaron Cisco **307-413-4983** [aaron.t.cisco@gmail.com](mailto:aaron.t.cisco@gmail.com)
- 4. Residents are required to keep side walks clear of snow.** Cisco can do it with a snow blower if you wish, fees will be minimal, particularly if neighboring houses are done. He is \$50/hr. and takes just a few minutes to clear a typical 50'-65' frontage. In addition to Cisco, Jim or Jose may be available to blow snow. Contact Jim to make arrangements.
- 5.** To ensure that all sidewalks are kept clear of snow the POA has instituted a policy that **if sidewalk walks are not cleared of snow (5" for more than 24 hours) the walks will be shoveled or snow blown at the expense of the home owner.** The fee for this will include a bookkeeping fee that may be more than the cost of clearing the snow. If you don't plan on shoveling yourself please make other arrangements. We really do not want to nag people about this or have to administer fees.
- 6.** Note that **the responsibility for clearing sidewalks is on the home owner.** In the case of leased houses, it is the responsibility of the home owner to make sure this is done. Please make arrangements with your tenant. **Fees for clearing are charged to the home owners,** as the POA has no leverage and in some cases no contact with renters. Fees will show up on POA dues billing.
- 7.** Overflow, overnight parking is currently allowed in the parking area next to the village green. Please be considerate of the efforts of Cisco services to keep these areas clear of snow. If you see them plowing, please move vehicles parked in that area to make it easier for them to plow and allow snow to be removed from all parking spots. If you are not able to move your vehicle while he was plowing, please rotate your parking spots so all the areas get plowed. **Vehicles or trailers that appear to be unattended or abandoned may be towed.** Please make arrangements & let us know if you are out of town.

Thanks so much for your cooperation. As you know, winter plowing is one of the larger expenses for the Property Owners Association (POA). Please help us do a good job and keep our costs, and your dues to a minimum!

Jim Steele

MsV Grounds Administrator 937-750-5397 [connsteele@msn.com](mailto:connsteele@msn.com)



## Rules and Regulations Summary

This summary reflects the essence of regulations governing common occurring neighborhood issues. Complete *R&R's* are to be found in Mountainside Village Rules and regulations.

### **EXTERIOR LIGHTING**

Be considerate to your neighbors.

Exterior lighting that shines directly into neighbors windows (at greater than 0.25 foot-candles) is prohibited. MsV and the City of Victor require a horizontal lighting cut off to prevent over lighting of the night sky.

### **PARKING**

Prohibited in rear lane easements to allow access for plowing, snow storage garbage and other services. The easements are generally 20' wide.

In parking all lots,

1. One overflow spot/ household- just until village center buildings are built and require those parking spaces. For special events more than 1 space may be used / household.
2. Not for broken down vehicles.
3. During winter months must be moved on a regular basis to allow plowing.

### Specific Parking Area Regulations

North Parking Area. (North of Village Green with access to Green Lane)

1. No time limit / vehicle - provided vehicle is in regular use.
2. Not for abandoned vehicles, no winter trailer storage.
3. Not for oversize vehicles, ie 1 space/ vehicle

East Parking Area. (East of Village Way)

1. Two week time limit / vehicle. Must register vehicles to be parked there.
2. Oversize vehicles permitted.
3. No winter plowing.

Village way Parking Area. (On Village Way, Pavilion Area, both sides of street)

1. No overnight parking.
2. Oversize vehicles on east side, day use. (Until village center buildings need the space)

On Streets

1. Daytime use only during the plowing season.
2. 1 vehicle/ property overnight summer.

## **STREETSCAPE**

Anything you expect your neighbors would rather not look at should be screened from view from the streets. Rear yards are the place for your stuff. Yards should be tidy.

## **GARBAGE**

Contain it in a manner that pets & game will not get into it. Don't include animal attractants in garbage that sits out. Screened from street view, Put in rear lanes for pick up. Contain possible wind blown litter.

## **RECYCLING**

Community recycle can be found at the village green pavilion. Your POA dues cover this service. Please keep overflowing recycle bins from street view. You may contract with RAD Trash and Recycling if you want curbside pick up. They provide covered bins that keep your recyclables tidy.  
RAD Curbside # 208.220.7721

## **PETS**

Be considerate. Please don't let pets roam unattended and **please pick up after them**. Pet homes have to be screened from street. That is they should be in screened back or side yards. No dog runs, dog chaining etc. in front yards. Please don't leave barking dogs unattended. *See the full R&R & Pet Regulations & amended policy from 7/2/15 included in this binder.*

## **USE OF COMMON AREAS**

Mountainside Village Commons, including the pond area, village green, hillside trails are for use by residents and their guests only. The POA administrator may create identification cards for owners, tenants, guests and temporary residents to access to our commons.

Common areas may be reserved for social functions with a preferred minimum of 10 days notice.

## Mountainside Pet Policy Updated 7/2/2015

Restraining Pets and Protecting Residents and guests of Mountainside Village and Victor Idaho: Modified regulations passed on 7/2/2015 by the MSV POA Board of Directors.

Mountainside Village **has adopted Teton County Idaho animal control ordinances** with the following additions to promote the peace, safety, and well being of Mountainside Village. Regardless of enforcement by Teton County Idaho or the City of Victor Idaho, any infractions of related provisions of the Teton County code are an offense against the Mountainside Village Property Owners Association and finable by The Mountainside Village Association. For a full reading of the Teton County Animal Code, please see the official Teton County, Idaho website.

**PURPOSE:** For the safety, and welfare of the residents, animals, and visitors of Mountainside Village and to protect the properties of such persons by establishing a uniform and humane animal care and control ordinance. Animal ownership is encouraged and welcomed within this County and Mountainside Village, Inc.; however, strong emphasis is placed on responsible ownership of animals. Animal owners should respect the rights of their fellow citizens and also those of their animals. Primary responsibility is placed upon animal owners to properly care for their animal as well as train and secure their animals to prevent them from causing injuries, threatening or annoying other people or their pets, and/or creating nuisances.

**AT LARGE:** Any dog off or away from the premises of the owner, and not under the control of such owner or his agent either by voice control, leash, cord or chain (not to exceed 6 feet), by confinement, within a vehicle, or otherwise restrained and under the immediate control of a competent and responsible attendant.

**CONTROL/VOICE CONTROL:** To direct influence over, to dominate, regulate, to hold from action, to curb, and/or to govern. A dog shall be deemed to be under control if such dog is in close proximity to its owner and providing that such dog is not engaged in an action which would be a violation of this chapter. In order for a dog to be considered under control within the requirements of this chapter, it must either be physically restrained or subject to and responsible to the verbal commands of the owner or other person asserting control of the dog. A dog is not under control, for example, if it is running at large, approaching others in a manner such that they feel threatened or annoyed, or having a dog unrestrained in the streets, within common road and lane rights of way and easements (generally within a few feet of the road is City of Victor or Mountainside Property, and not private property-please check property deeds to determine exactly this distance), along the sidewalks or the multiple common ground areas including trails, paths, pond and volleyball area, Pavilion area, or any area which is common to all residents of Mountainside Village or Teton County.

Dogs must be kept from harassing wildlife residing on Mountainside Village property and surrounding public or private lands. Any dog under only voice command or on a leash which is found to harass wildlife, particularly the deer and elk population which uses the Mountainside Village hill and meadow ground for their winter range, shall be notified and warned of a violation. Should dog be found to harass wildlife again at anytime, the fine schedule shall be implemented. Additionally, Fish and Game shall be notified.

**VICIOUS DOG:** A dog which when not provoked, in a vicious or terrorizing manner, approaches any person in an apparent attitude of attack or threat upon the streets, sidewalks, any public grounds or places or private property not owned or possessed by the owner of the dog; or a dog with a known propensity, tendency or disposition to attack unprovoked, to cause injury or to otherwise endanger the safety of persons or domestic animals; or any dog which bites, inflicts injury, assaults or otherwise attacks a person or domestic animal without provocation; or any dog owned or harbored primarily or in part for the purpose of fighting.

Notwithstanding the foregoing, no domestic dogs or animals shall be within the Common Area and Private or Public Streets that are deemed by the Board to be vicious or potentially dangerous dogs. All vicious, threatening and potentially dangerous dogs must be kept indoors or in a secure (preferably fenced if lot size and lot area allows as determined by Mountainside POA Board of Directors) area within the Owner's Lot from which it cannot escape, and into which children, or other individuals or other pets cannot trespass.

## **LICENSES**

### **A. Required:**

1. License Required; Fee: All owners of dogs over six (6) months of age within Teton County must pay a license tax as set forth by resolution of the Teton County Board of Commissioners, and all dogs shall wear at all times in public the metal tag or disc bearing the year of issue, the name of the county, and a license number. Licenses shall be renewed on a yearly basis.

## **RESTRAINT; NUISANCE**

### **A. Restraint**

All dogs shall be restrained so as not to interfere with pedestrian traffic, any public sidewalk or entrance to any building frequented by the general public. A dog that is vicious at any time will not be considered restrained.

### **B. Nuisance:**

1. Violation: It is unlawful for any owner of an animal to fail to exercise the reasonably necessary proper care of his/her animal in order to prevent it from disturbing the peace and quiet of persons residing in ONE or more residences in the neighborhood by allowing such animal to continue barking, howling and/or whining audible beyond the property line of the premises on which the dog is located for more than:

a. Fifteen (15) minutes with less than 1 minute intervals or thirty (30) minutes intermittently between the hours of 10:00 p.m. and 7:00 a.m. prevailing time.

b. One (1) hour sustained at any time of the day or three (3) hours intermittently for 3 consecutive days.

### **2. Penalty and Enforcement for Nuisance Animal Violations:**

Should it be determined to be and currently listed as a potentially dangerous animal, or a nuisance animal as defined above, (as determined by the Mountainside Board of Directors, Mountainside POA Administrator, and/or local governmental authority), a Notice of Violation will be issued.

If the owner of the animal is not the same as the owner of the property where the offense occurred, the property owner will also be issued a notice of violation and fees via email.

If no response is received via email within a 3 day period of time, certified mail with notification and fine owed shall be sent to the property owner at the address on file. If it can be shown that there is a prowler or something taunting the animal, a notice will not be issued.

A maximum of ONE notice will be allowed in any 12 month period.

The 2nd offense shall result in a fine being issued. In addition to the fine implemented by Mountainside Village, the violation may be considered a misdemeanor by Teton County, Idaho,

and enforcement may result in the removal of the animal, either by Teton County, Idaho or by a Mountainside Board of Director majority decision.

Mountainside Village, Inc., shall implement in addition to the County Schedule, the fine schedule, and penalty for non-payers as spelled out in the Rules and Regulations of Mountainside Village Property Owner's Association. The expense of such work, plus time taken by the Mountainside POA Board and Administrator to inform the owner of the offending animal, shall be billed to and paid by the owner of the property where the misdemeanor occurred, and if not paid by owner within 30 calendar days, the fines shall be assessed against the property involved .

**IMPOUNDING:**

A. Power To Impound: Any dog at large as prescribed in this document may be taken by the Teton County Sheriff's Office, the shelter master or by the animal care and control officer and impounded in an animal shelter and there confined in a humane manner.

B. All Female Dogs in Heat and Unneutered males must be contained by owners at all times.

C. Rabies Suspects: It shall be unlawful for a person to own, keep or harbor any dog afflicted with rabies. The owner of a dog showing symptoms of rabies, or of an unvaccinated dog which has been bitten any person causing an abrasion of the skin, has a duty to surrender the dog for confinement at the animal shelter, or to a licensed veterinarian, for a minimum of ten (10) days, for impoundment

D. Vicious Dogs: It shall be unlawful for any person to own, harbor, or have in his/her possession any dog or dogs which, when unprovoked, acts in a manner consistent with the definition of a "vicious dog" as defined in Teton County, Idaho section 5-1-2 and Idaho Code. Any person who violates the provisions of this section is guilty of a misdemeanor. Such dog or dogs shall be prohibited and may be subject to impoundment pursuant to Teton County, Idaho section 5-1-5 . For a second or subsequent violation of this subsection, the court may, in the interest of public safety, order the owner to have the vicious dog destroyed or may direct the appropriate authorities to destroy the dog. See Idaho Code § 25-2805 and any other applicable codes.



## **Irrigation Specifications**

The irrigation water distribution system within Mountainside Village is a central control system supplied by a pump station from the pond. This water is NON-POTABLE. There will be no controllers at any of the home sites. All water will be managed from various controllers throughout the Village. These controllers will be Internet accessible and password protected. Efficient irrigation systems will make the best use of the limited water allocated to properties.

Every lot will have an isolation valve and a 100 psi pipe stubbed out for a point of connection for the landscape irrigation. Lots with a 1" tap will be allocated 15 gallons per minute (gpm) with an operating pressure of 60 psi. A TWO-WIRE loop will also be provided for the 24-volt electrical system. A maximum of four valves for four watering zones for lots with a 1" stub will be allowed. Timed control of these zones is through the central system and is managed by the Mountainside Village POA. It is suggested that the watering cycles first be set to help establish landscaping. Timing of watering should be adjusted over time to encourage deep roots drought tolerance. There is a rain sensor on the central system.

For water efficiency we use non-potable irrigation water from Trail Creek and a central control system. Properties shall use efficient sprinklers and drip systems. In order to ensure high management efficiency on this site, we require the use of these sprinklers. All sprinklers and valve boxes will need to have purple tops designated 'non-potable' water.

The MsV Grounds Administrator, needs to be contacted to install the 'decoder' for the operation of the valves with the central control system. The MsV Grounds Administrator will then install the decoder and program the lot into the central control. The MsV Grounds Administrator should also be consulted on compatible sprinklers.

When a contractor is hired to install the landscape irrigation, it is important that they follow these guidelines. Our objective is uniform water access throughout the development along with efficient management.

Jim Steele  
MsV Grounds Administrator  
937-750-5397  
[connsteele@msn.com](mailto:connsteele@msn.com)