

December 10, 2019

Hidden Springs Town Association

Annual Report

Founding Principles

Rural character and farming traditions

Small town

Natural environment

Tradition

Quality of life and healthy living

Education

Diversity

Values

2019 Town Council

Ken Oakeson, President

Craig Lochner, Treasurer

Jeremy Chase, Secretary

Jeffrey Mousseau

Kristin Brooks

Community by the Numbers

859 Members

19 WOW! notices

42 Barn rentals (9 weddings)

67 Clubhouse rentals

77 TDRB submittals



CC&Rs

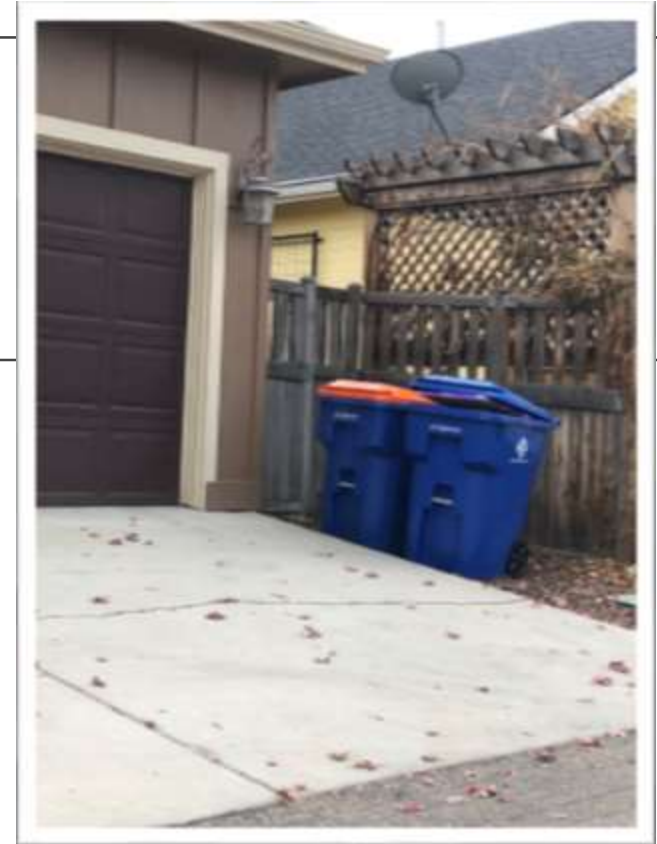
545 violations served...



371 violations corrected

CC&Rs

- 215 Trash cans visible
- 115 Yard maintenance, Pruning
- 81 Trailers/Boats/Vehicles
- 64 Holiday lights
- 31 Improvement not approved
- 23 Paint House
- 9 Fencing
- 5 Animals
- 2 Other

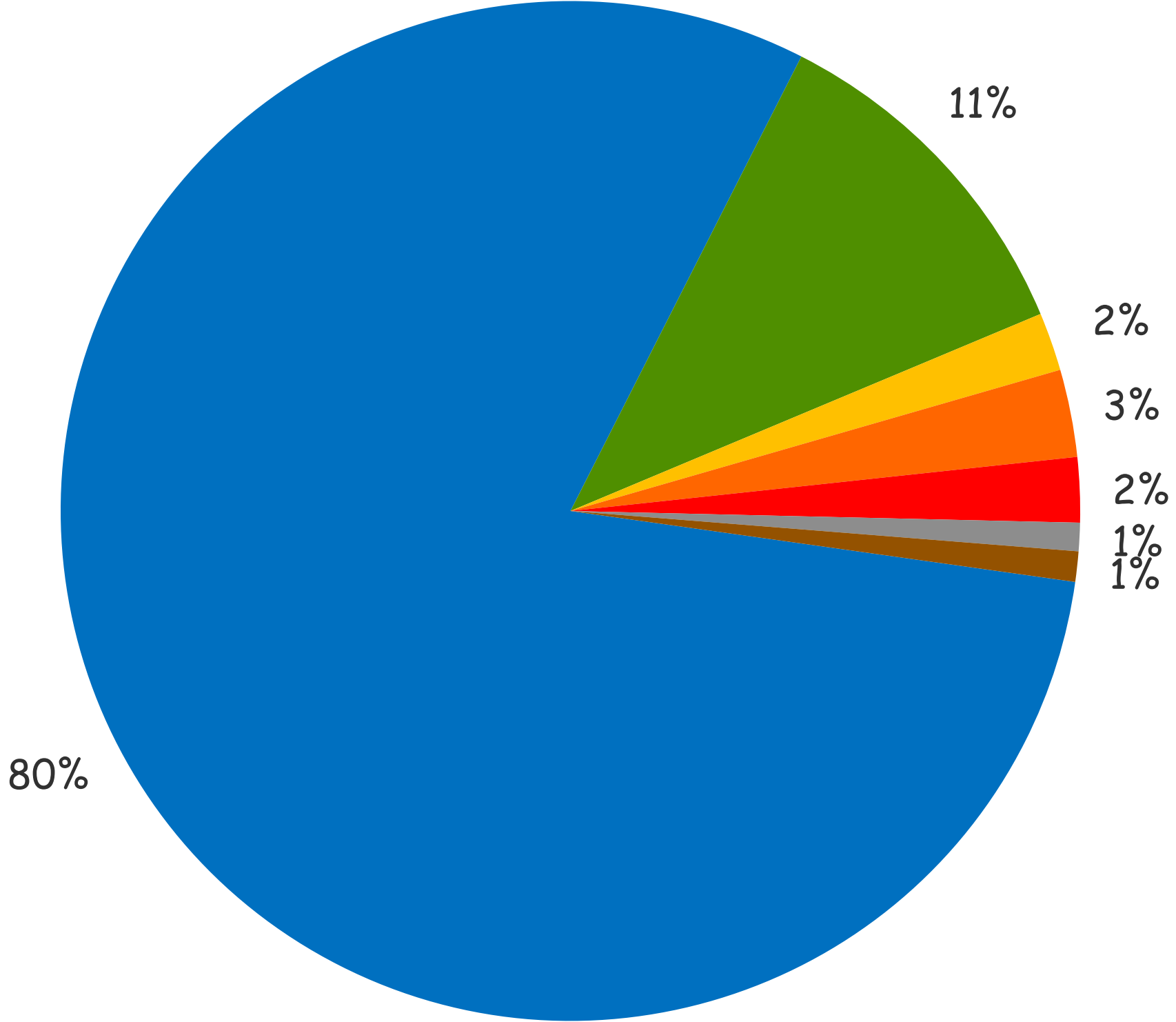


Home Sales and Rentals

	Resale	Rental
2019	45 (2 pending)	54*
2018	85	56*
2017	71	60*
2016	73	68*
2015	80	90*

* Approximate

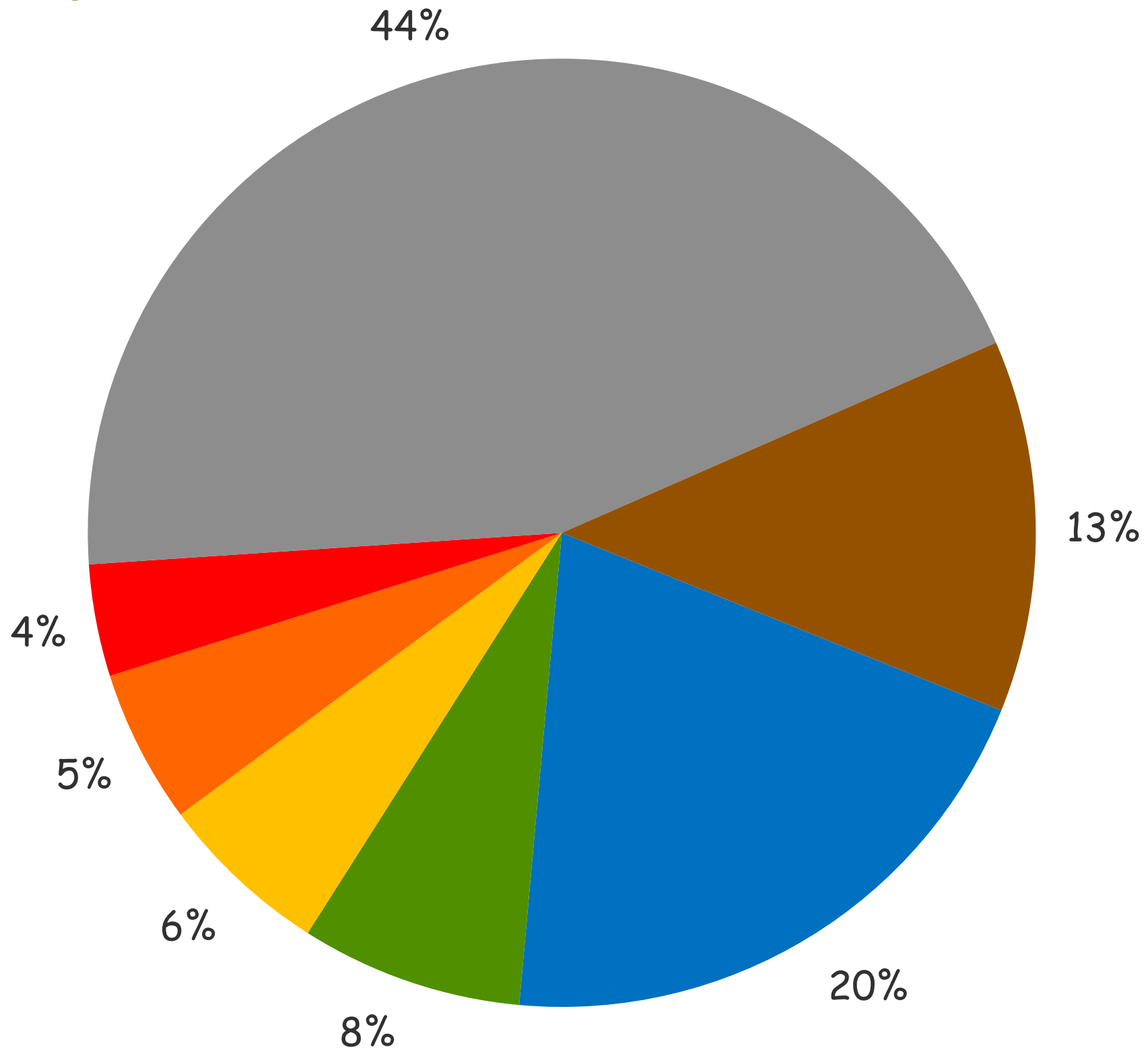
2019 HSTA Income
\$1,113,531



Assessments Transfer Fees Facilities Other Leases Interest Late Fees

2019 HSTA Expenses

\$1,067,074



■ Staff

■ Maint/Repairs

■ Admin

■ Office

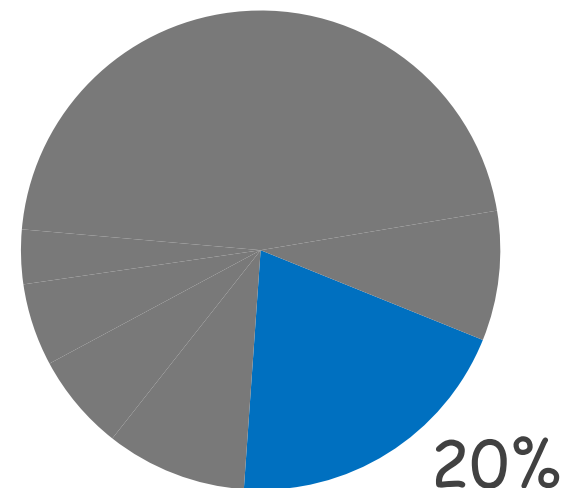
■ Events

■ Operations

■ Open Space

HSTA Staff

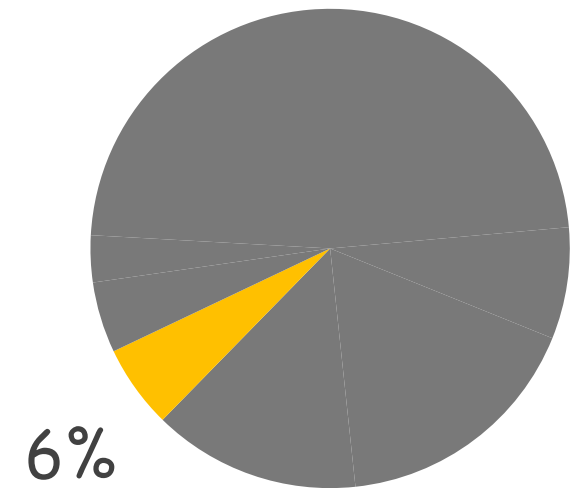
Lisa Ahrens, Town Manager
Jeanie Thomas, Assistant Town Manager
Scott Alexander, Site Supervisor
Virginia Buford, Town Coordinator



Admin / Office

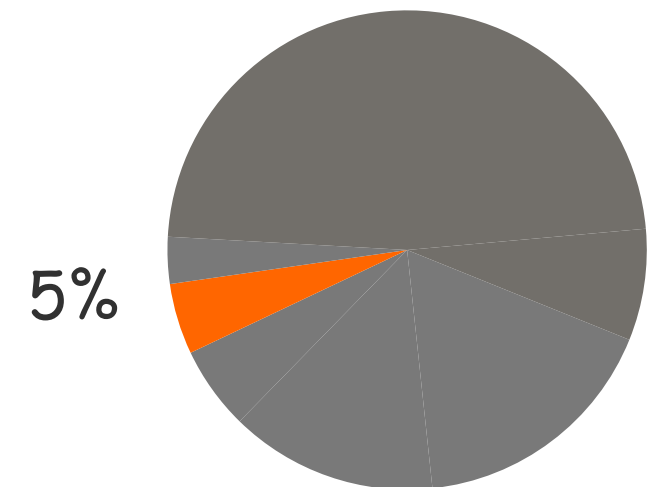
Administration

- AMI Management Fee
- Insurance, property tax and legal fees
- Corporation tax preparation and filing
- Supplies, printing and postage



Office

- Town office and postal room leases
- Phone and internet
- Copier, office equipment and furniture



Operations

Weekly mowing and edging of 23.2 acres of formal turf

Monthly

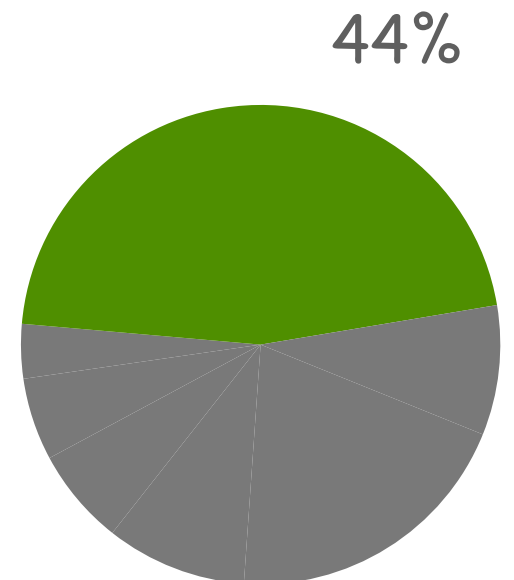
- Streetlight inspection/service
- Fitness equipment inspection, service and weekly cleaning
- Grounds pest control

Facility inspections and weekly cleanings

Janitorial supplies

Pool service and supplies (May-Sept)

Utilities (water, power, gas, trash, cable)

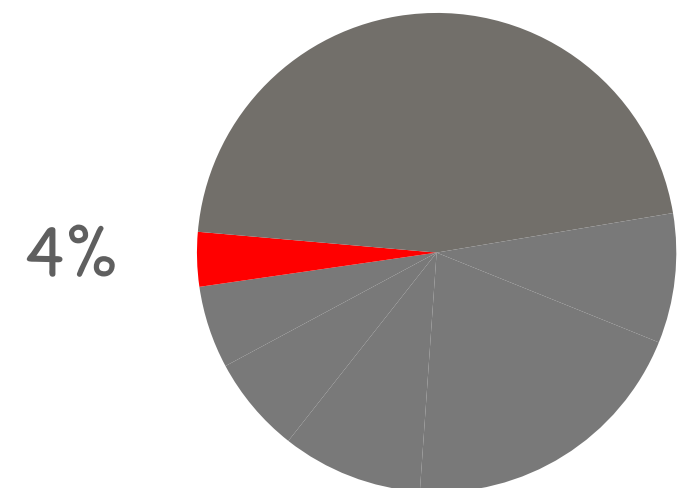


Events / Programs

Community events, services and programs

Sponsorship of community partner programs/events

Communication (website/signage)



Maintenance & Repair

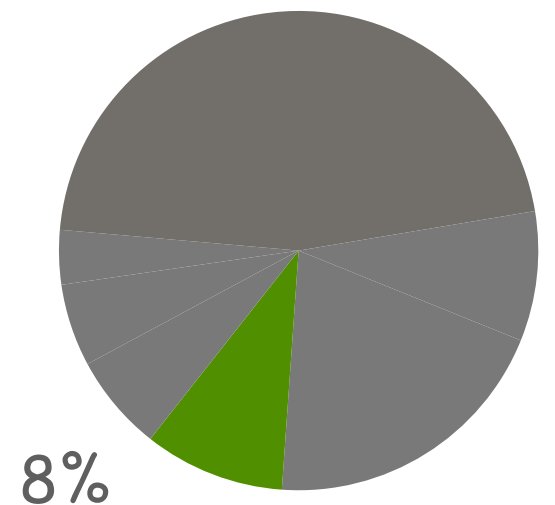
33 trees replaced / 80 IV fertilizer / 215 structurally pruned

Playparks (5) inspected, added play chips and identified needed replacement parts

Tractor, ATV and truck maintenance and repairs

Working Barn

- Exterior painted



Maintenance & Repair

Clubhouse

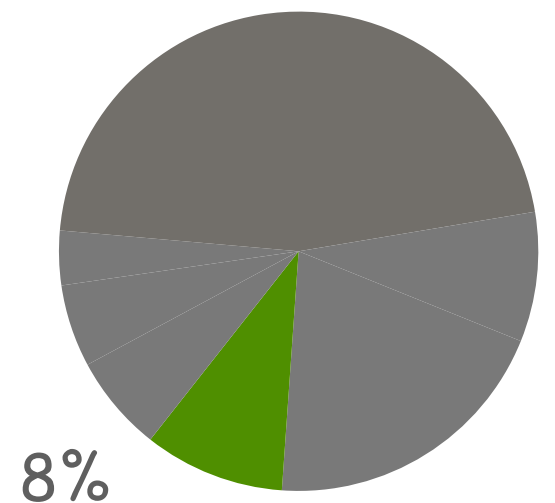
- Exterior painted
- Lights replaced

The Pools

- Deck concrete sand blasted
- 3 heaters replaced (1) SMP and (2) Clubhouse

Community Barn

- Exterior painted
- Emergency doors and lighting
- ADA parking spaces

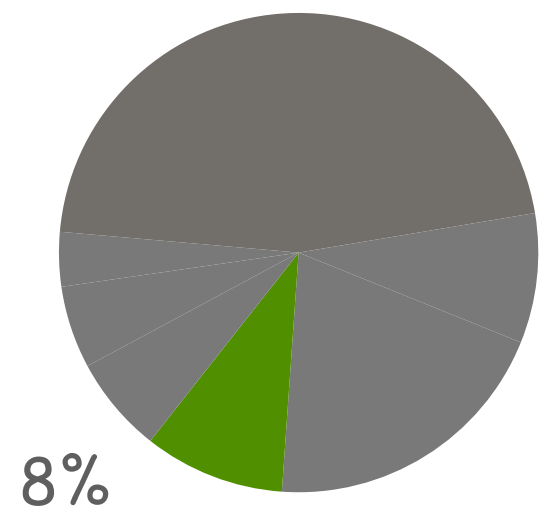


Maintenance & Repair

Deerpath park repairs (Phase 1)

Rolling Hills hydro seeding

Irrigation repairs



Open Space Care & Preservation



Open Space Care & Preservation

48.2 acres of managed natural open space

8.9 miles of community trails

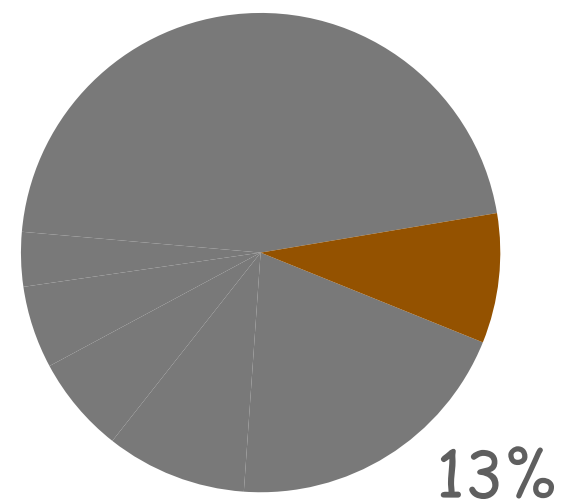
6.1 acres of orchard

9 acres of fire break/fuel reduction

Open Space Manager (LTTV)

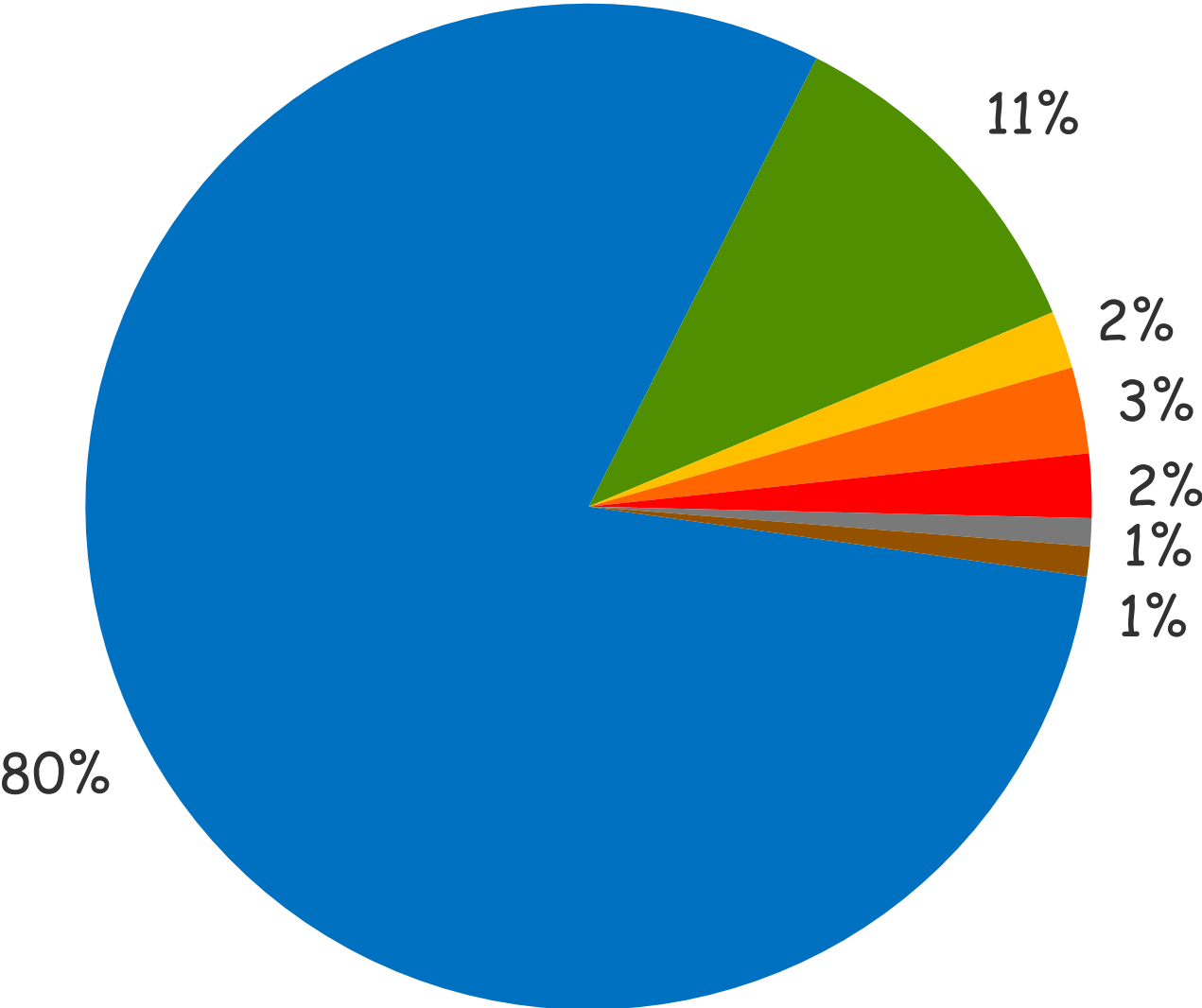
37.8 acres of Agricultural

Repair & Maintenance Projects

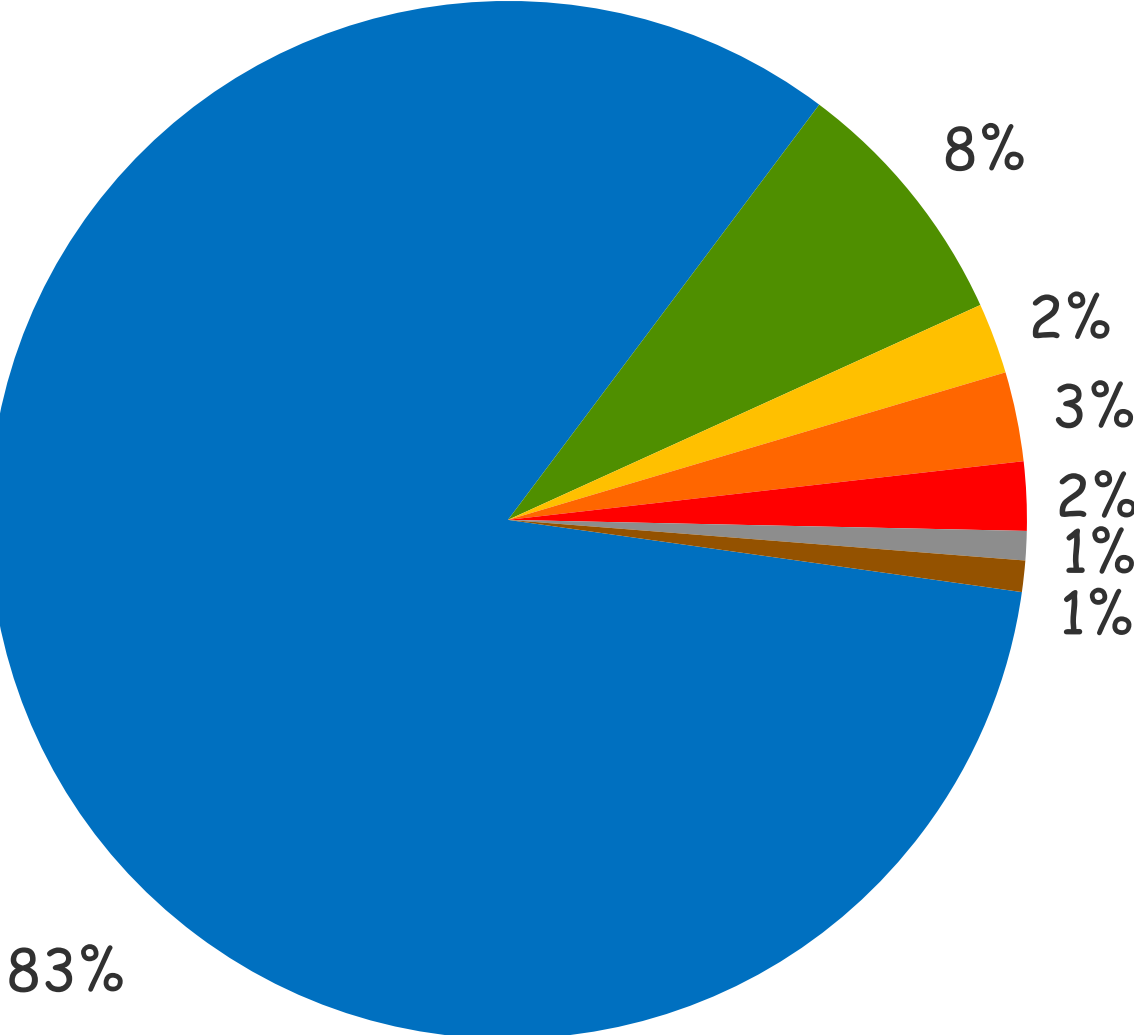


Income: 2019 Projection / 2020 Budget

\$1,113,531



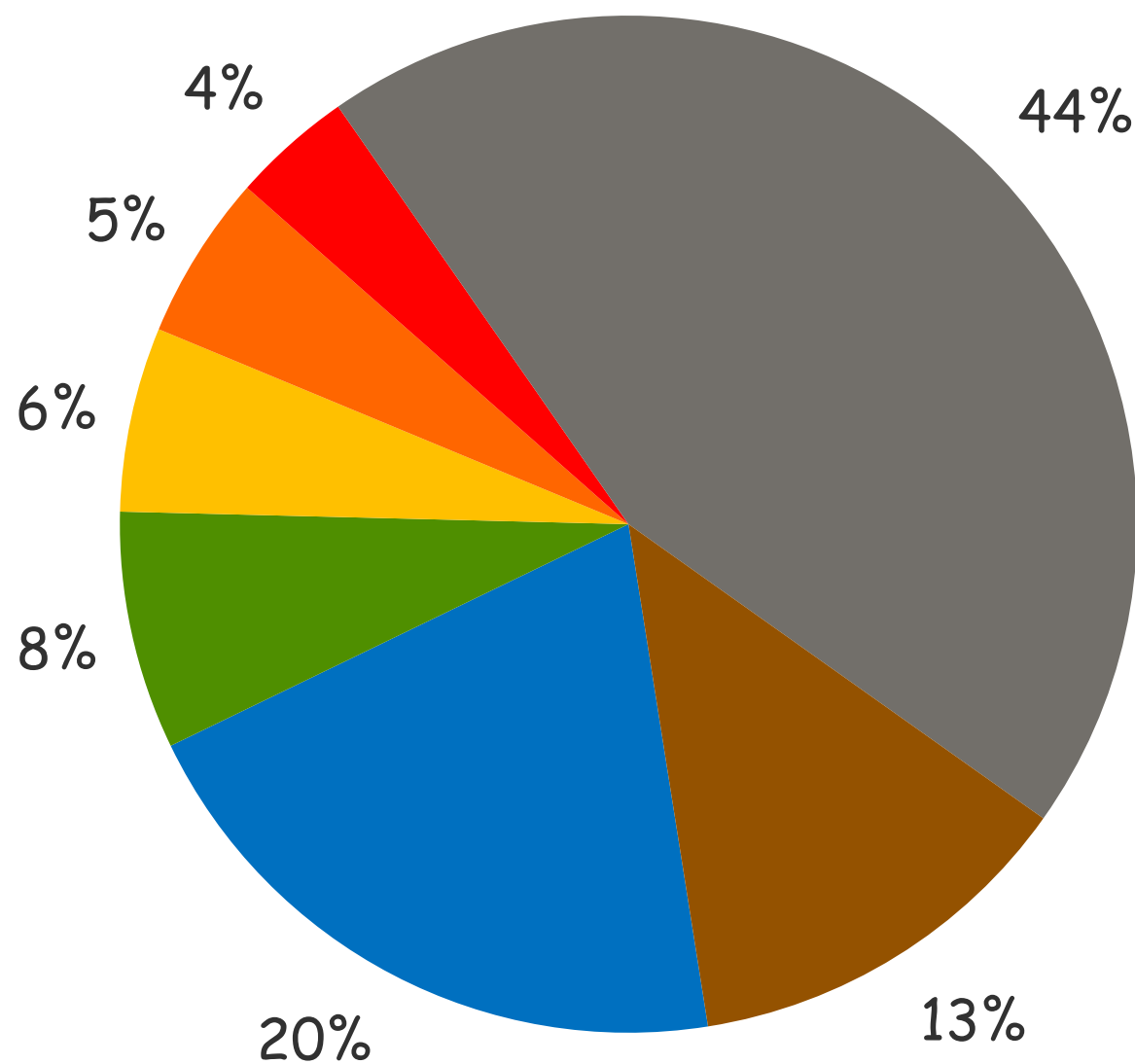
\$1,098,129



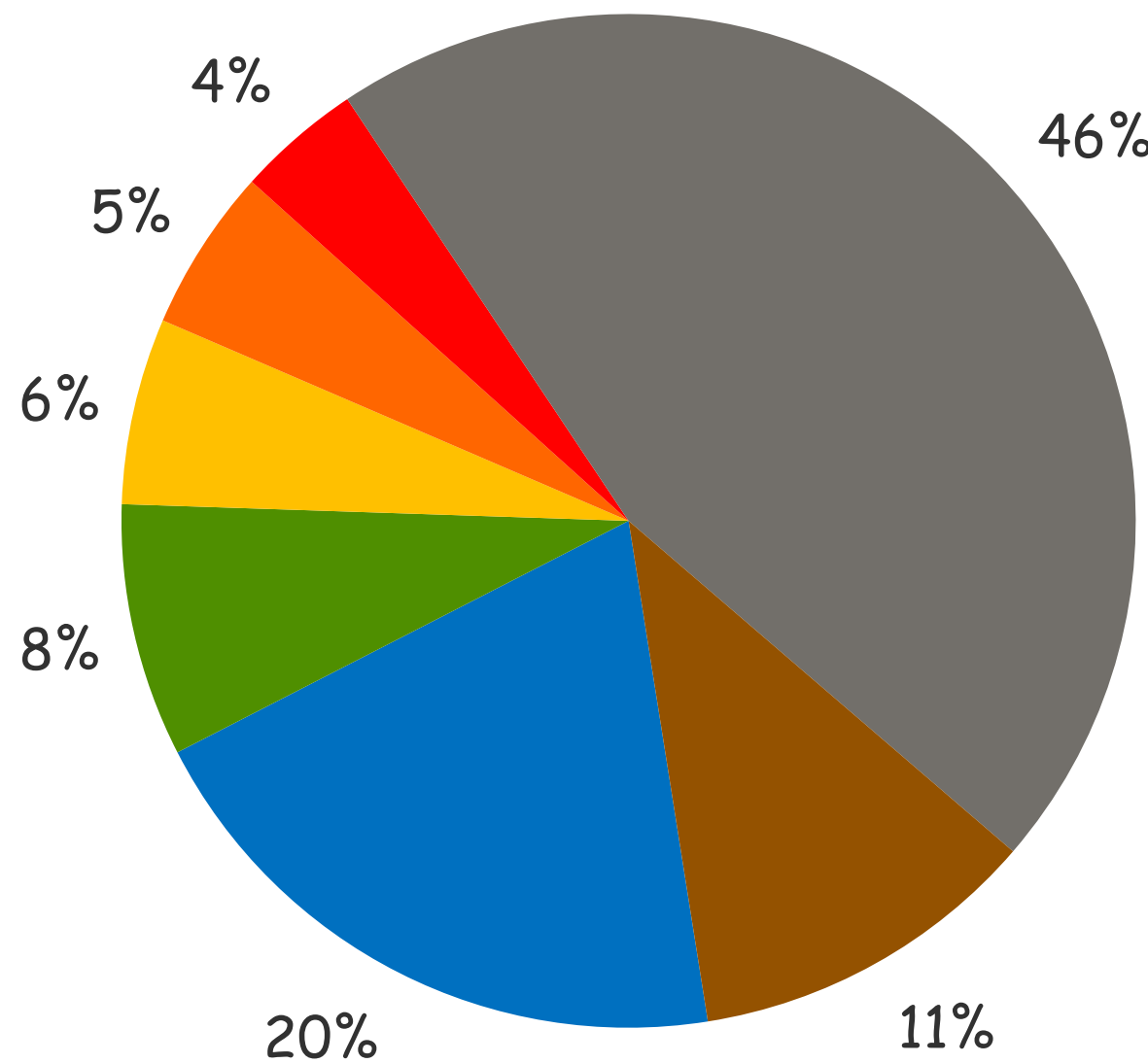
■ Assessments ■ Transfer Fees ■ Facilities ■ Other ■ Leases ■ Interest ■ Late Fees

Expenses: 2019 Projection / 2020 Budget

\$1,067,074



\$1,086,030



■ Staff ■ Maint/Repairs ■ Admin ■ Office ■ Events ■ Operations ■ Open Space

What's Next

Deerpath Park Repairs (Phase 2)

Exhaust fans Clubhouse restrooms

Stone veneer repairs South Meadow Pool

ADA upgrades to Community Barn restroom and use permit update

Tree pruning along Dry Creek

Benches for 2-3 of the parks in Phase 6

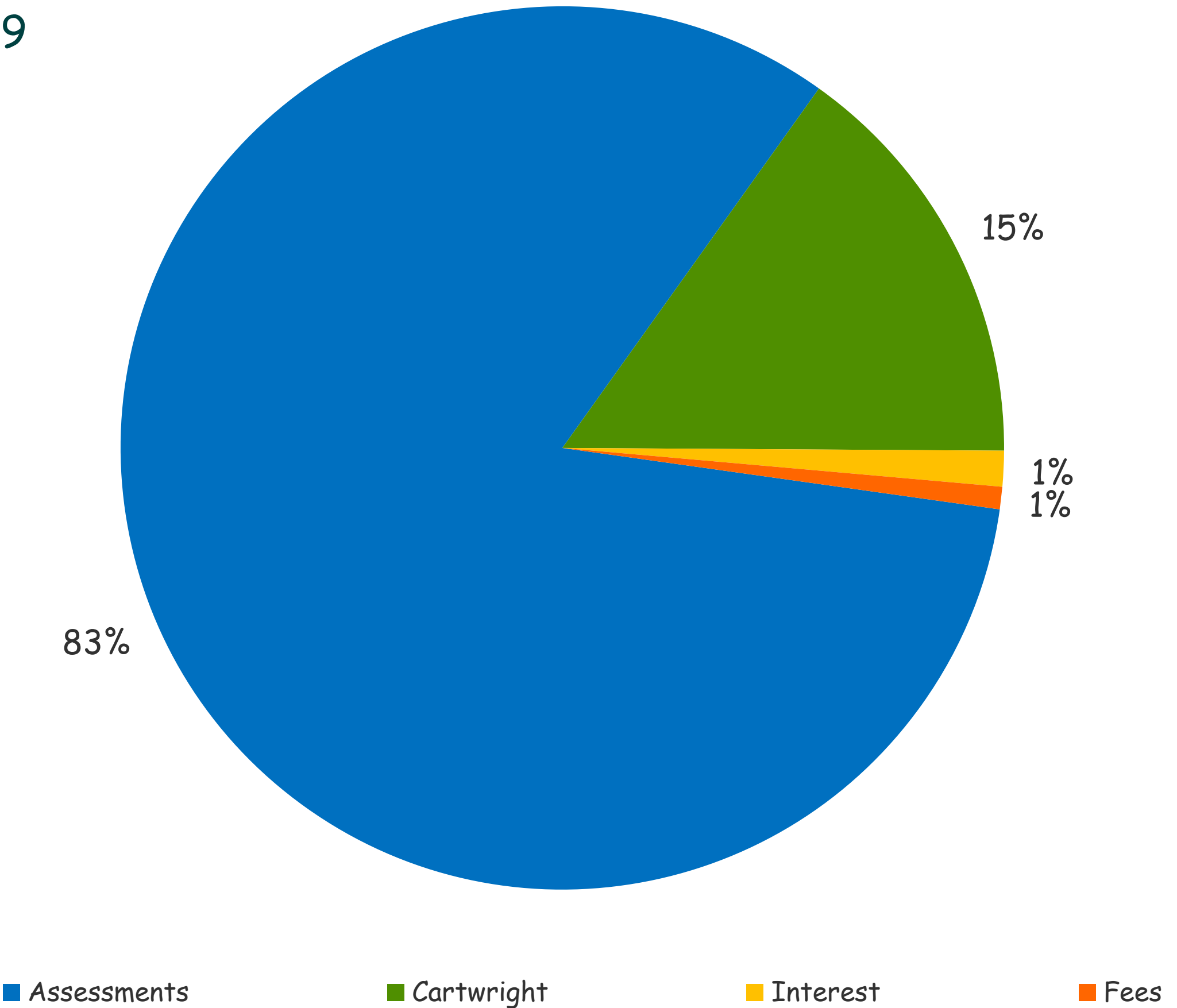
December 10 2019

Hidden Springs Sewer Company

Annual Report

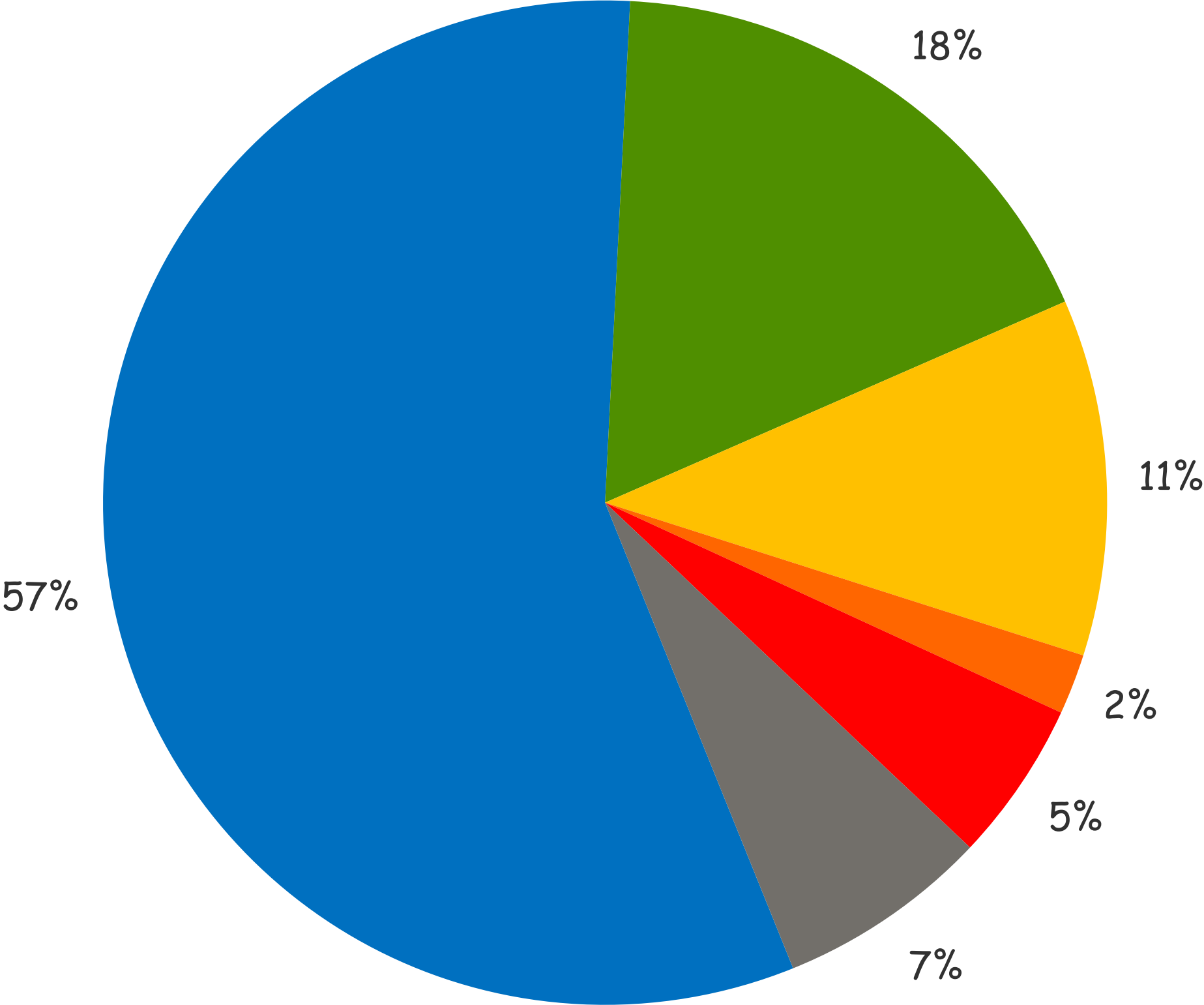
2019 HSSC Income

\$549,429



2019 HSSC Expenses

\$477,308

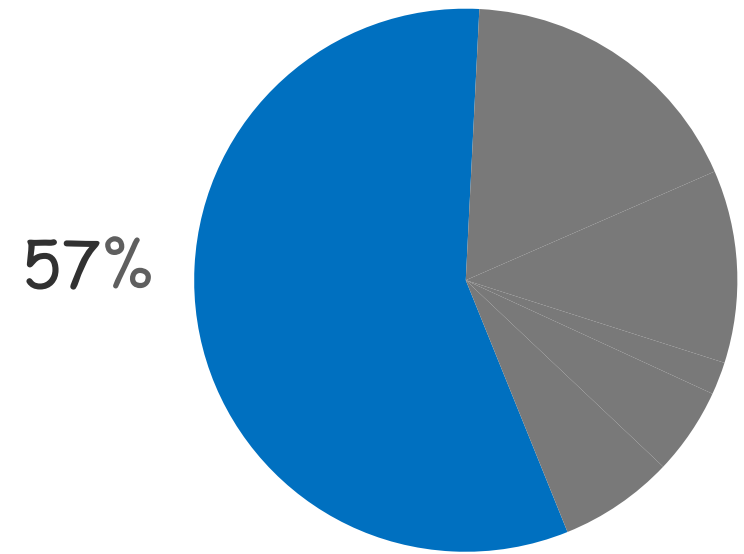


Contract Ops Operations Maint/Repairs Admin Fees Office Analytical

HSSC Operations

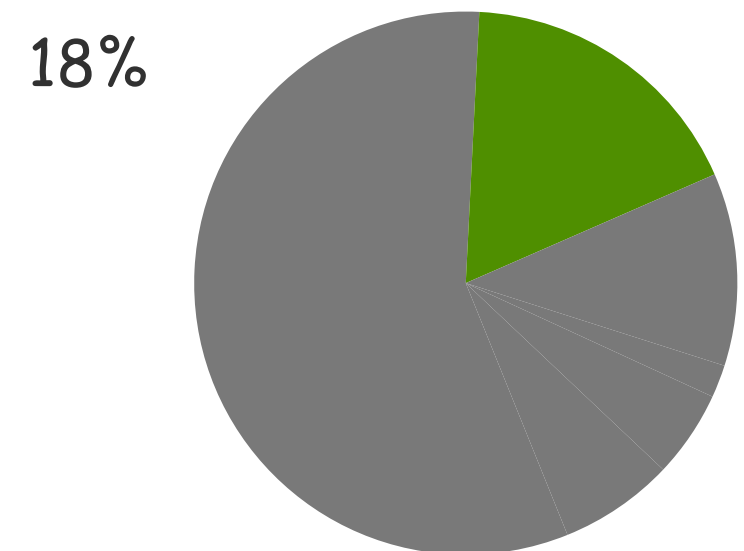
Contract Operations

- OMCS service and labor
- Mountain Waterworks Engineering
- Strata GeoTech Engineers



Operations

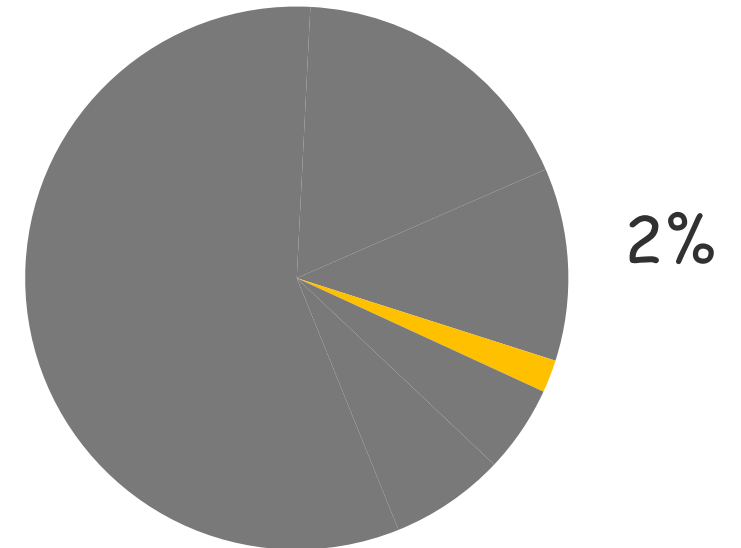
- Utilities
- Chemicals



HSSC Admin Fees / Office

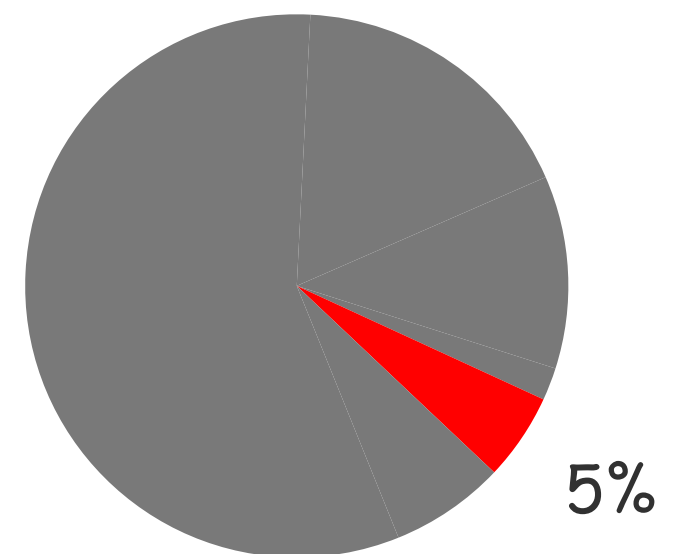
Admin Fees

- Office and AMI billing
- Insurance
- Seminars and training



Office

- HSTA oversight
- Phone, internet and alarm
- Supplies

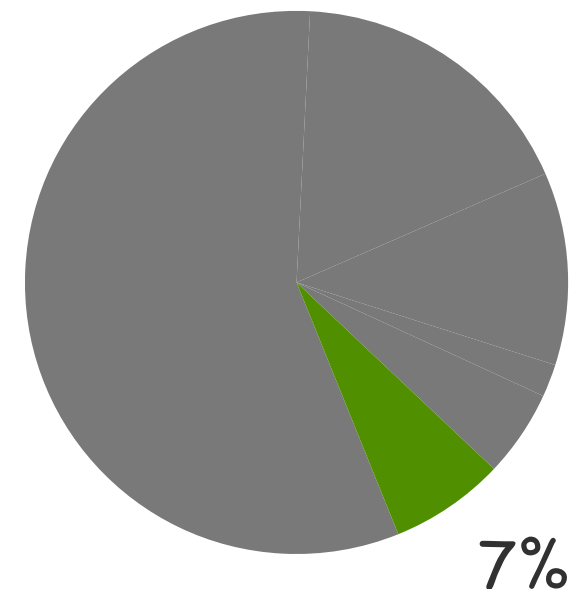


HSSC Analytical

Lab fees and sample transportation

Ground water sampling and testing

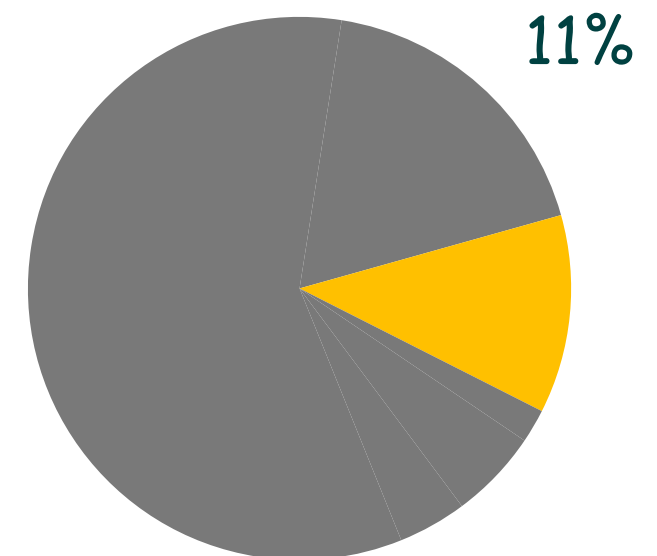
Inspections and cleaning



HSSC Maintenance & Repair

Replaced / Repaired Items

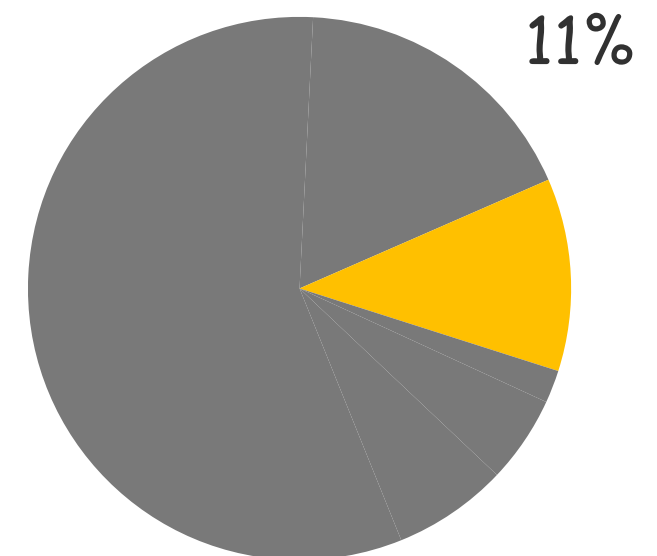
- Mud well pump
- Chlorine analyzer
- Irrigation flow meter calibration
- Drainage and embankment stabilization for equipment
- Blowers
- Installation of new barge pump
- Airline for cell aeration
- Wash down hydrant



HSSC Maintenance & Repair

Replaced / Repaired Items

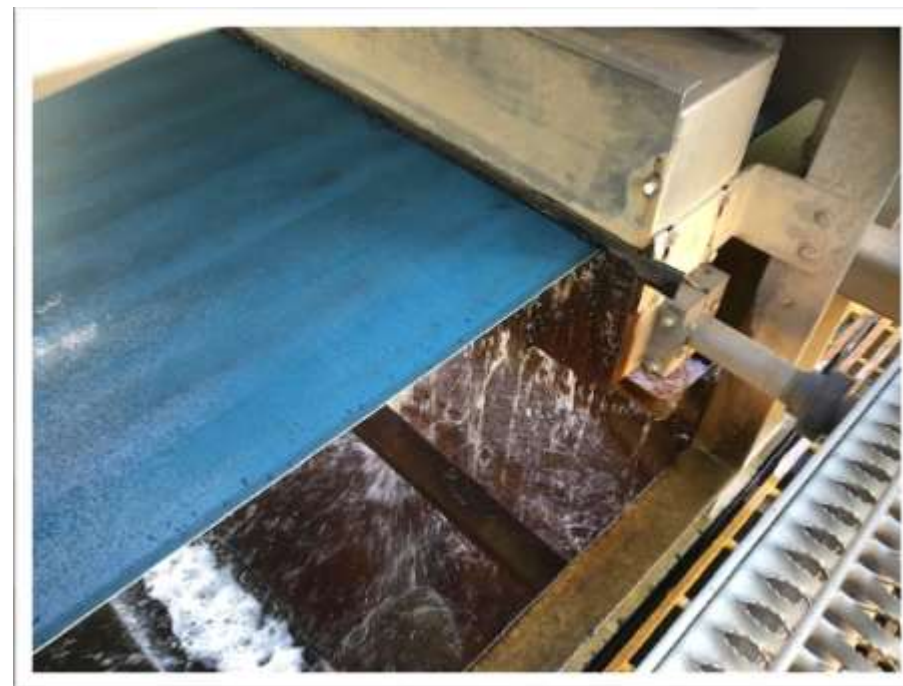
- Lift house heater
- Turbidity analyzer
- Mudwell and manhole inspection and cleaning



Sludge Removal



Sludge Removal



Sludge Removal

218.98 dry tons removed
437,960 pounds of sludge



Sludge Removal

2000 pounds of hair, feminine products and prophylactics
3500 pounds of egg shells and coffee grounds



Sludge Removal



What's Next

Collection system line
cleaning

Expanding pressurized
irrigation system

Evaluation of treatment
and reuse system

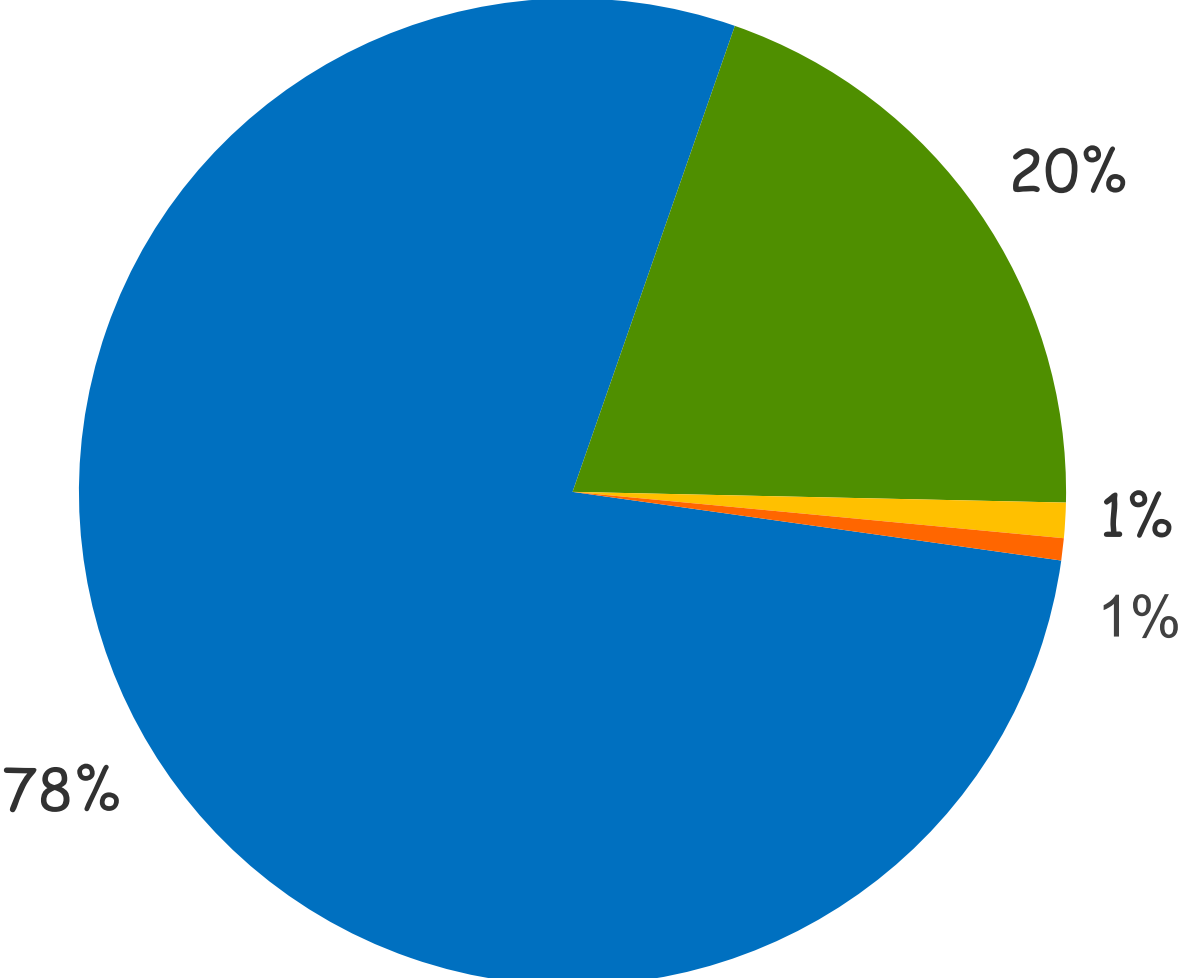
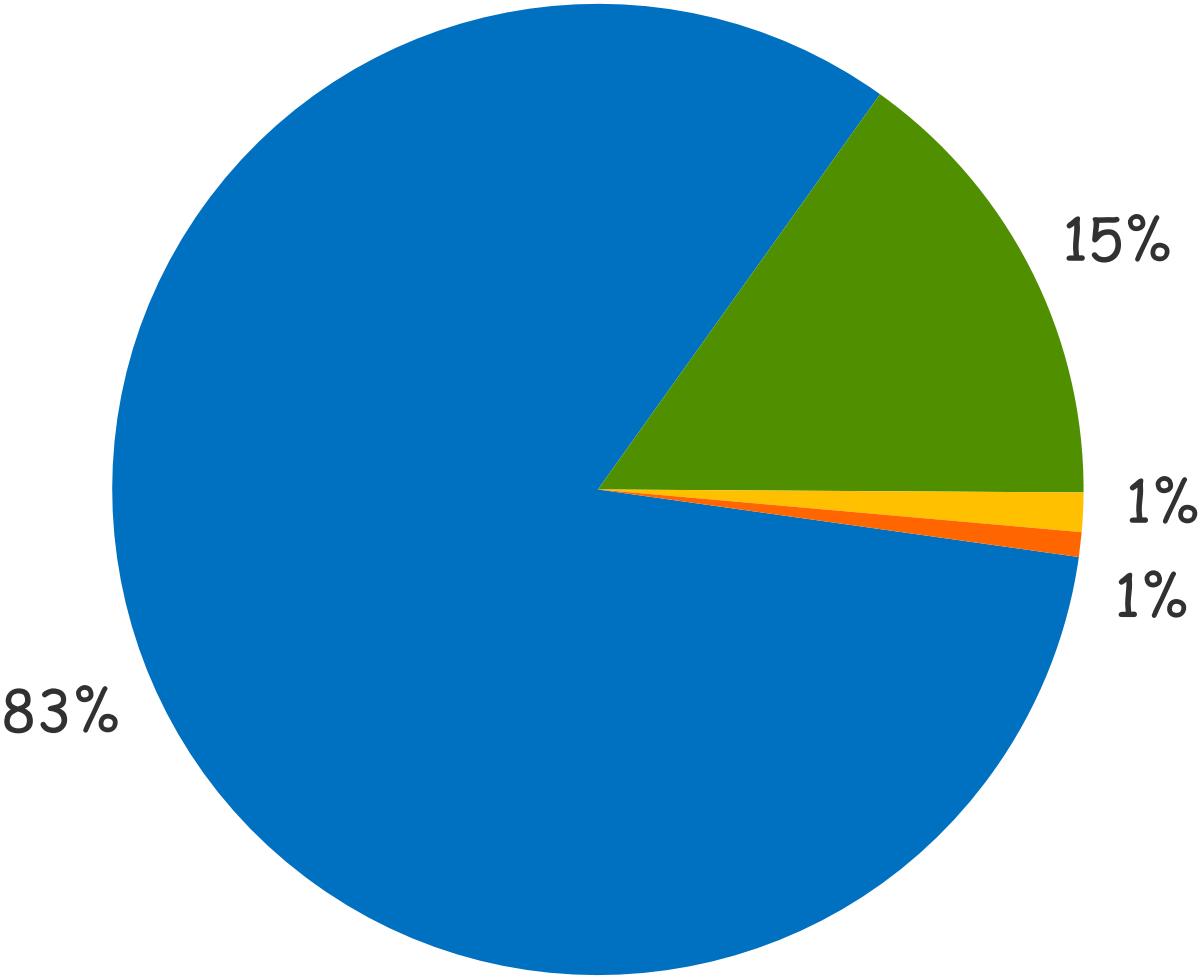
Update sand filtration
system



HSSC Income: 2019 Projection / 2020 Budget

\$549,429

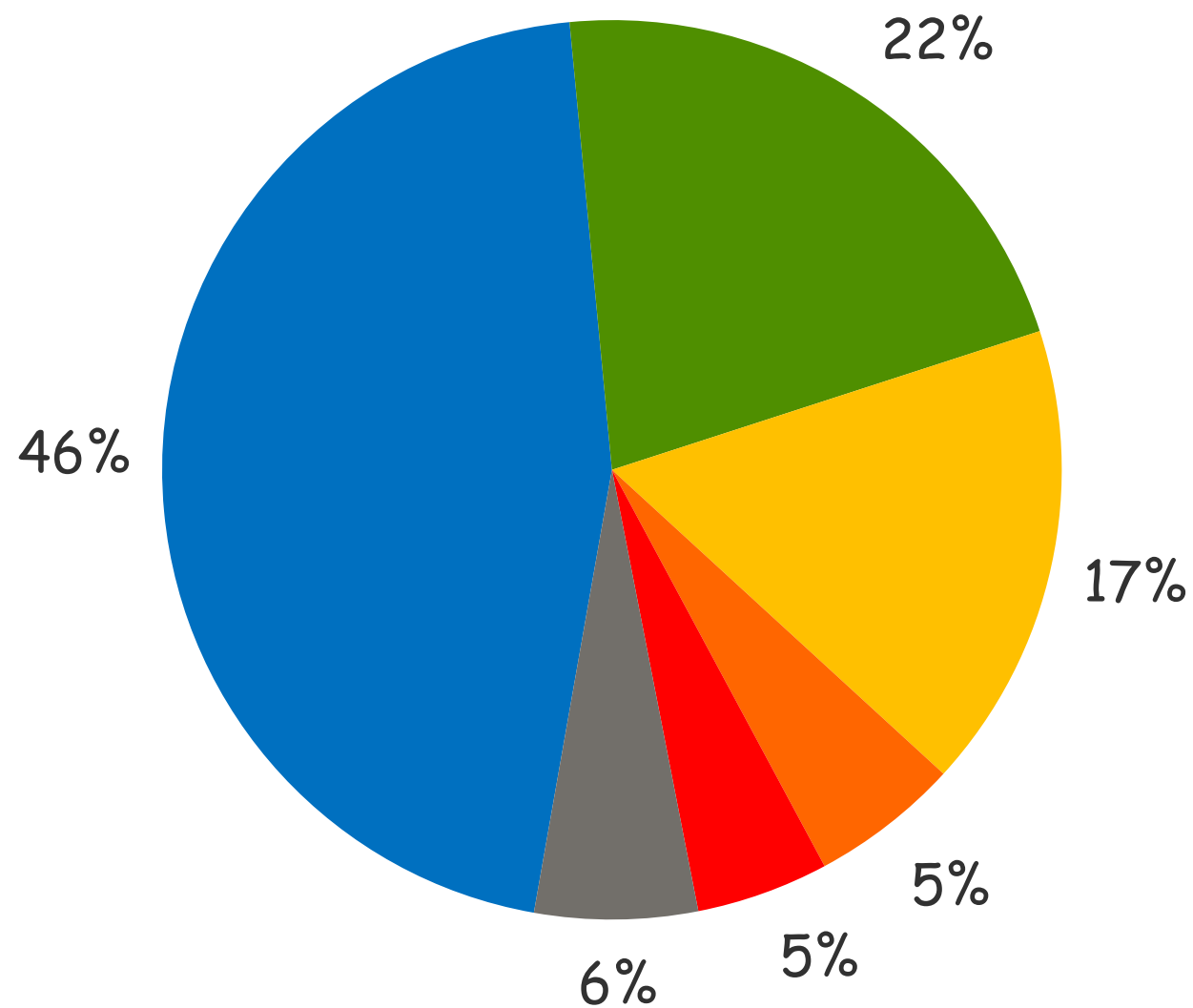
\$621,955



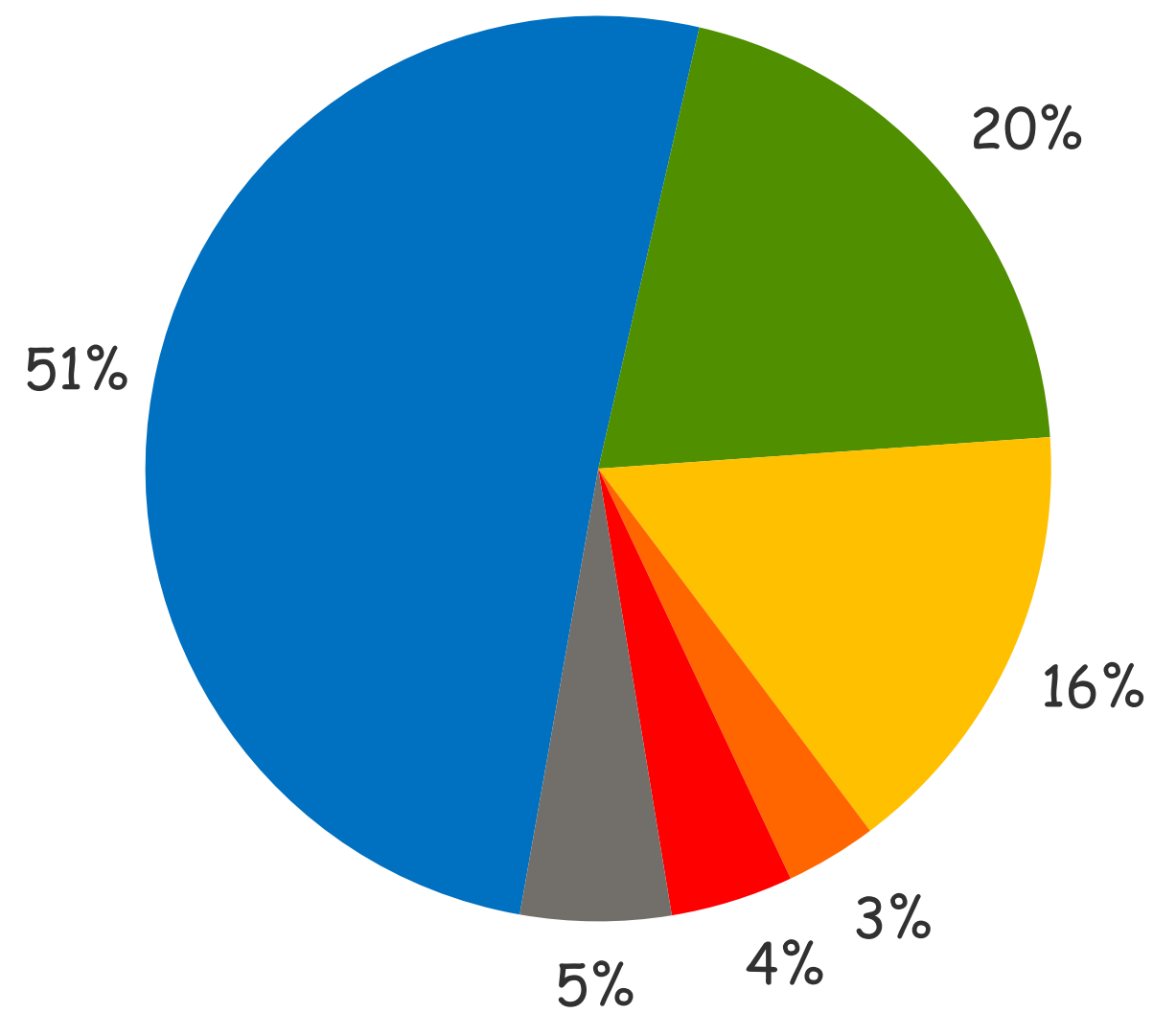
■ Assessments ■ Cartwright ■ Interest ■ Fees

HSSC Expense: 2019 Projection / 2020 Budget

\$477,308



\$613,206



■ Contract Ops ■ Operations ■ Maint/Repairs ■ Admin Fees ■ Office ■ Analytical

Service Partners

ACCO

AME Electric

Association Management Inc.

Christmas Light Pros

Country Linen Service

Done Rite Tree Company

Express Custom Embroidery

Glancey Rockwell & Assoc.

Gym Outfitters

Hopkins Evergreen

Impact Pest Control

Land Trust of the Treasure Valley

Mountain Waterworks Engineering

OMCS

PEAK Alarm

Pool Doctor

Rocky Mountain Electric

Sister Sweepers

Syman Erosion & Sediment Control

TruGreen

The Pools

Number of days pools were open

- SMP = 115
- CHP = 110

Pool Monitors employed = 22

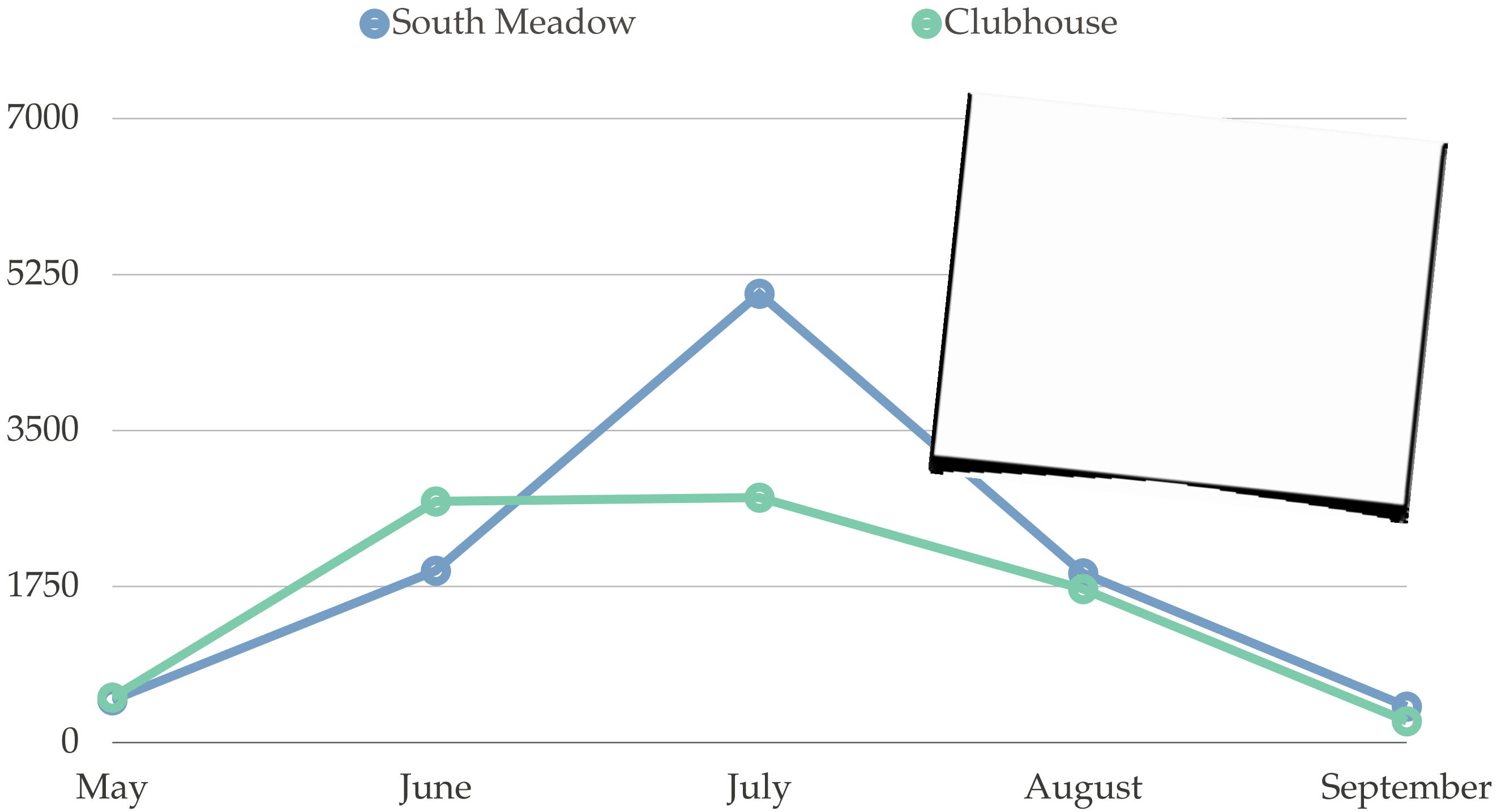
Swim Club Team members = XX

Incidents

- Biological = 2
- Behavior = 2



Hidden Springs Pool Use Summer 2019



The Pools

Approximate cost to keep the pools open the entire month of September = \$12,000 which = a \$14.00 a year HOA increase per member)

Average number of swimmers per day in September = 45 people



"Volunteers do not necessarily have the time, they have the heart."

Elizabeth Andrew

Town Design Review Board (TDRB)

Cindy Barney, Designer

Jim Glancey, Architect

Barry Semple, Civil Engineer

Greg Ugrin, Architect

Steve Williams, Retired U.S. Forest Service

Open Space Committee

Chuck Vertrees

Committee Chair

Eric Grace / Chris Roe

Land Trust of the Treasure Valley
Open Space Consultants

Appointed Members

Kahle Becker, Kevin Dow, William
Junk, Jay Karamales, Kim Lyons, Don
Murray, Aimee Noonan, Raece
Oakeson, Eddy Petranek, Tae
Swoboda





Wildfire Preparedness Day

May 2019





Community Clean Up Day

May 2019

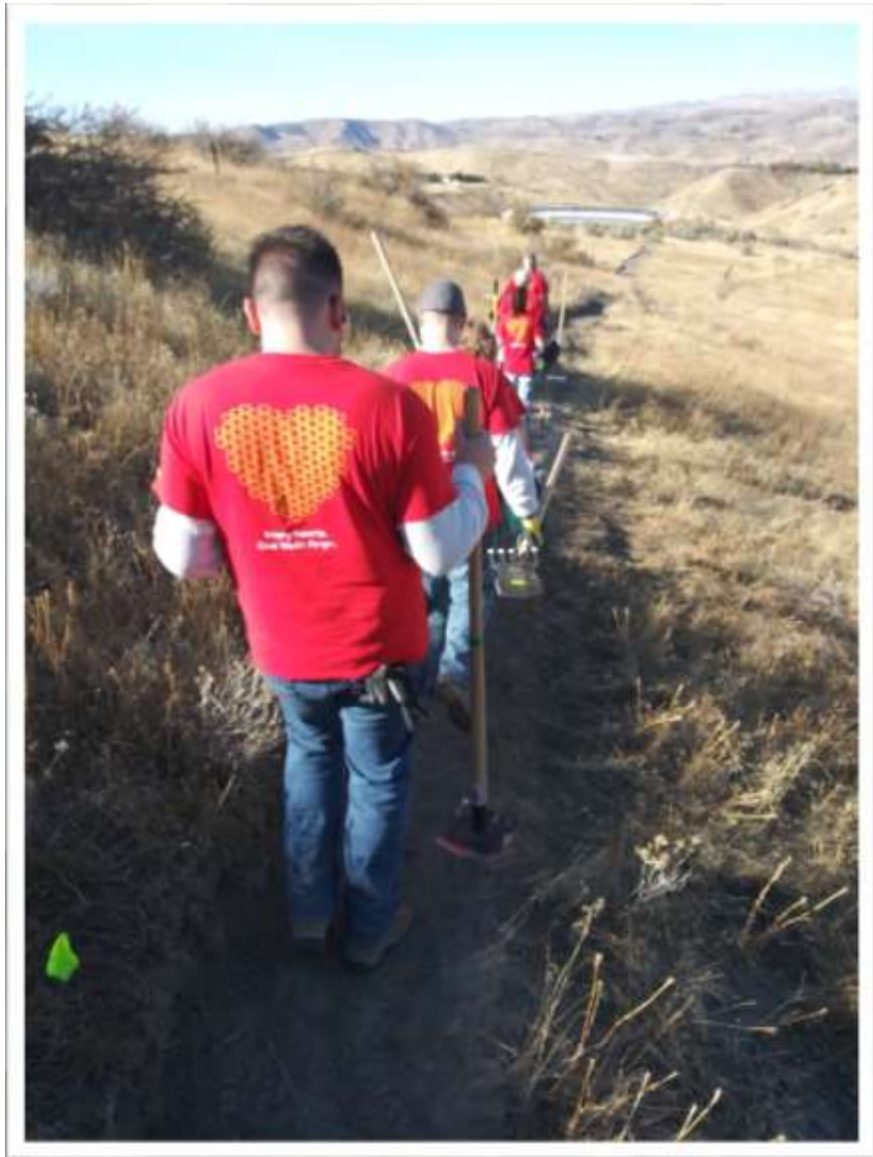




Trail Projects & Improvements

2019





Trail Projects & Improvements

2019



Trail Projects

2019

Trail Projects 2019





Bike Area Volunteer Day October 2019



2019 Open Space Projects

- Wetland berm restoration W. Hidden Springs Drive and Parsons
- New Landslide Loop trail
- Upper Ridge Reroute
- Homestead Trail Reroute
- Maintenance work on internal and community trails
- Eagle Scout Projects - Fire hydrant painting, log benches along Dry Creek and native plant restoration



Trail Conditions

Check Daily Trail Conditions here:

<https://www.ridgetorivers.org/>

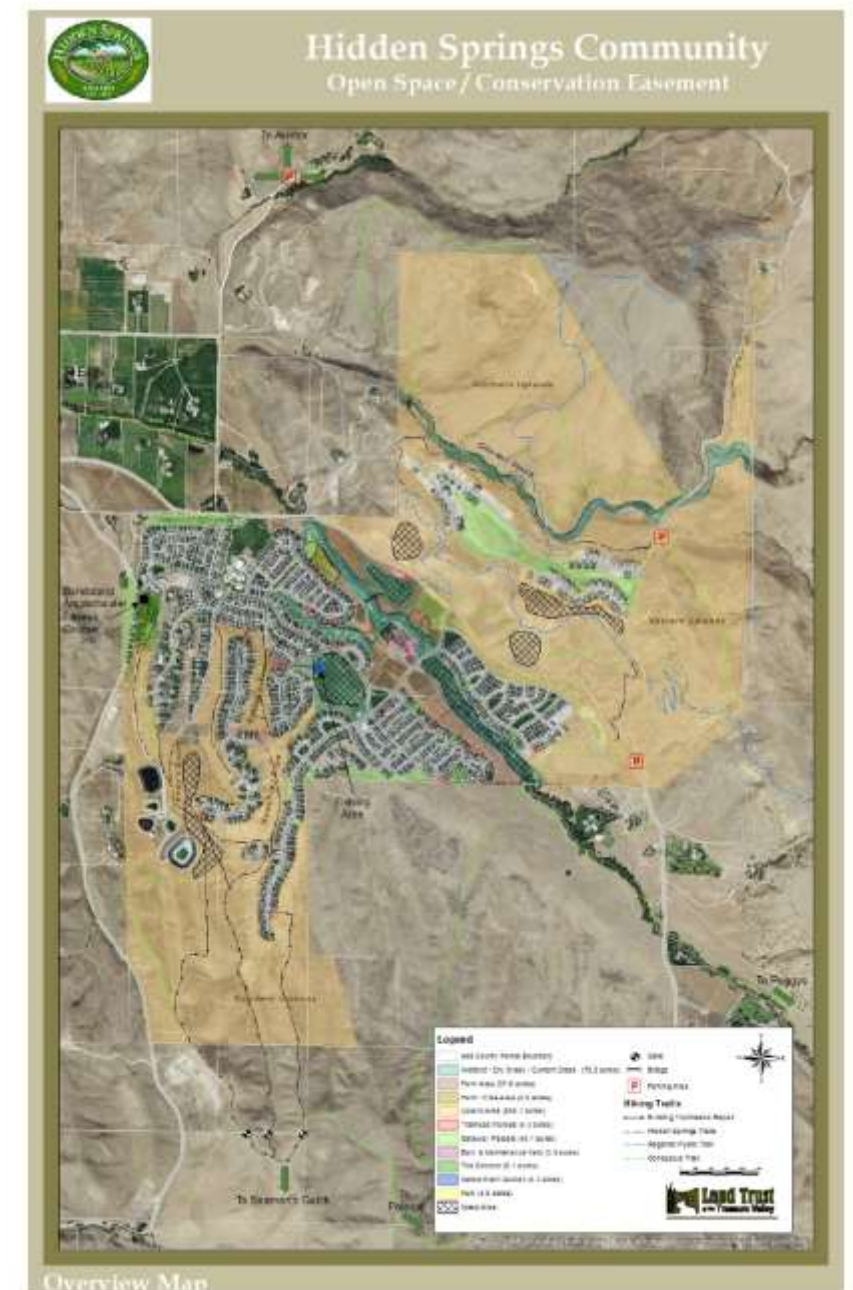
Ridge to Rivers Facebook page

<https://www.trailforks.com/>



2020 Open Space

- Complete Chukar Butte Trail Extension
- Maintenance work on internal and community trails
- Noxious weed mitigation
- Firewise projects / fuel reduction





Community Farm



The Farm Group

Hidden Springs residents are always welcome at all farm events

Those who volunteer at least 2 hours a week are offered a share of the weekly harvest

Farm volunteers have donated **2200** hours of time!



2019 Harvest

Raspberries
Blackberries
Rhubarb
Asparagus
Arugula
Garlic
Herbs
Peas
Beans
Lettuce
Kale
Radishes

Cucumbers
Tomatoes
Tomatillos
Peppers
Eggplant
Summer squash
Winter squash
Sweet Corn
Popcorn
Flowers
Beets
Carrots

Green Beans
Yellow Beans
Sweet Peppers
Hot Peppers



Farm & Community 2019

- U-pick extremely popular
- Teen farm crew worked hard pulling weeds, composting, moving irrigation and squash bug control
- New irrigation lines
- New deer fence featuring two rows of fencing and lots of yellow caution tape
- Community Farm was chosen by the Idaho Botanical Gardens to be part of the spring 2019 garden tour

A Season of Change

- Collaborative leadership model
- Farm consultant for technical guidance and direction
- Number of row crops will be reduced by 25% unless volunteer numbers increase
- U-Pick crops limited to rhubarb, raspberries, corn and flowers with "Pop-Up" U-Pick opportunities based on crop availability



Farm Leadership

- Irrigation - TBD
- Communications - HSTA
- Herbs/Flowers - Sharon Halvorsen & Laurel Dow
- Harvest Monitor - Laurel Dow, Sharon Halvorsen & Stacy Olmstead (apprentice)
- U-Pick - Cheryl Cook & TBD
- Children's Activities: TBD



Farm Leadership

- Weed Control - TBD
- Compost - TBD
- Berries / Rhubarb - Sallie Morse
- Deer Fence - TBD
- Tool Maintenance - Rich McBride
- Farm/DCHS Liaison - Cheryl Cook



2020 Goals

- Support the Community Farm as an amenity for all Hidden Springs residents to preserve the farming heritage of Dry Creek Valley
- Market the Farm to attract more volunteers and U-pickers
- Enhance volunteer engagement to increase number of "regular and repeat" volunteers
- Continue to recruit and utilize farm apprentices for program sustainability
- Balance size of annual row crops (including U-Pick crops) with anticipated level of volunteers by reducing row crop area by 25%

2020 Goals



- Rotate crops and test other means of temporary deer fencing. Explore option of installing permanent deer fencing.
- Develop standard Responsibility Statements for Chair, Committee member and apprentice roles
- Continue to focus teen labor on maintaining U-Pick crops
- Promote environmental sustainability by encouraging residents to bring kitchen scraps, leaves, and grass clippings to be turned into compost for the Farm



Community Farm





Dry Creek Historical Society

Cyndi Elliot
Board President

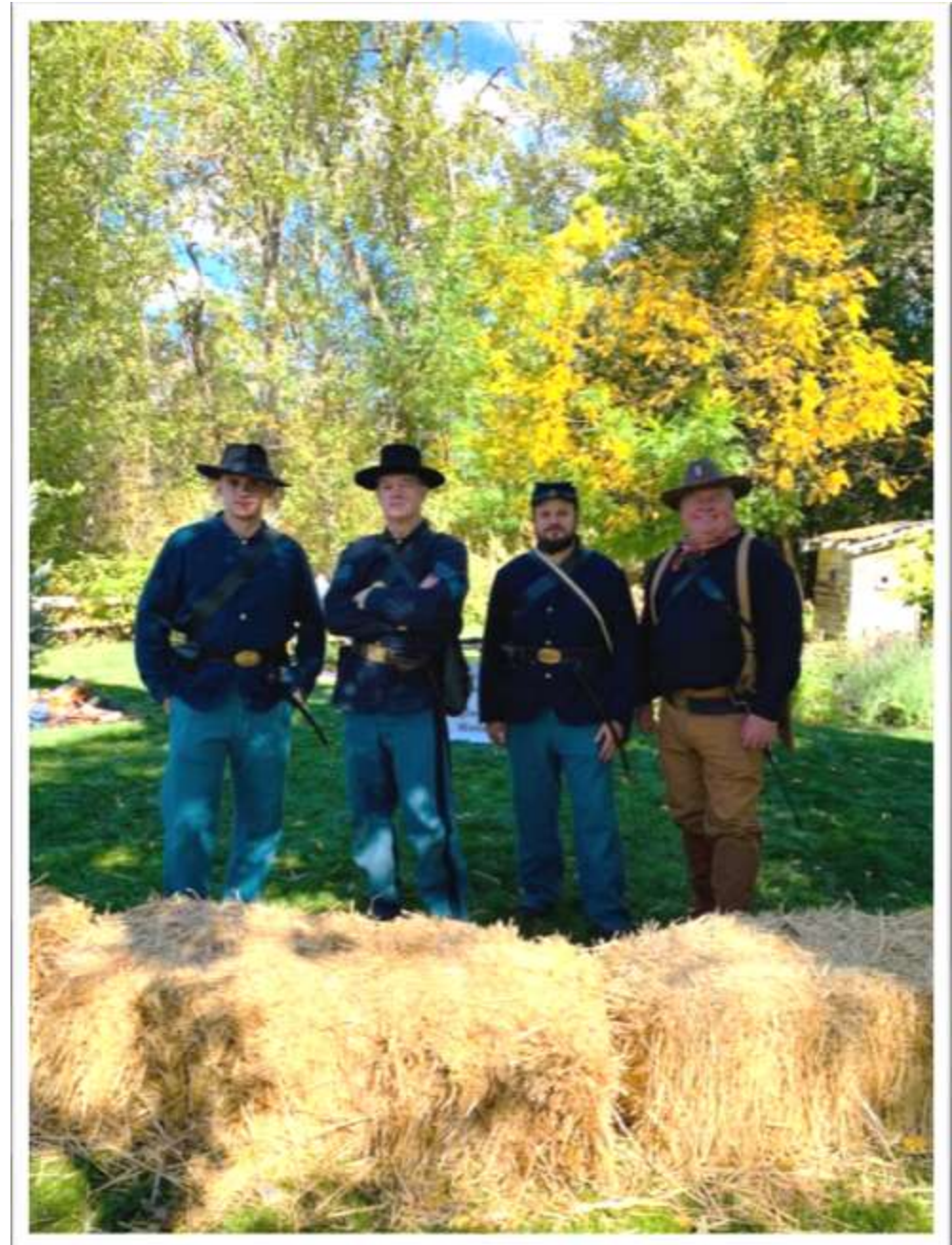
Dry Creek Historical Society

2019 Year in Review



Accomplishments in 2019

- 11th year hosting guests
- 100 active members
- Purchased Placerville Merc coin and had display case built
- Old Time Farm Day Event, Volunteer Appreciation Lunch
- Front Porch Concerts, Halloween Haunted House, Edgar Allan Poe, Barn Presentation and Santa & Mrs. Claus



Accomplishments in 2019

- Channel 6 and 9 TV coverage
- Exposure in Greenbelt magazine, ID Press Tribune and on Instagram
- Bake Sales with HSTA Concerts and Car Show
- Active garden volunteers and maintenance for the Farmstead grounds
- History Hikes program
- Spring clean up of Farmstead with construction of new bridge and concrete pad.
- \$25,000 Granary restoration underway by BSU Construction Management



Accomplishments in 2019

- Boise School District 3rd Grade Class Tours
- Individual tours
- Chicken Coop and goat programs currently suspended
- New website in progress along with archival project and records in HS library
- Boise State University Public History Graduate Class Projects



...and Forward to 2020

- Restoration of Granary and ribbon cutting
- Increase membership and volunteers
- Grant writing
- Capital fundraising event
- Continue Boise School District 3rd grade tours with possible expansion to West Ada Schools



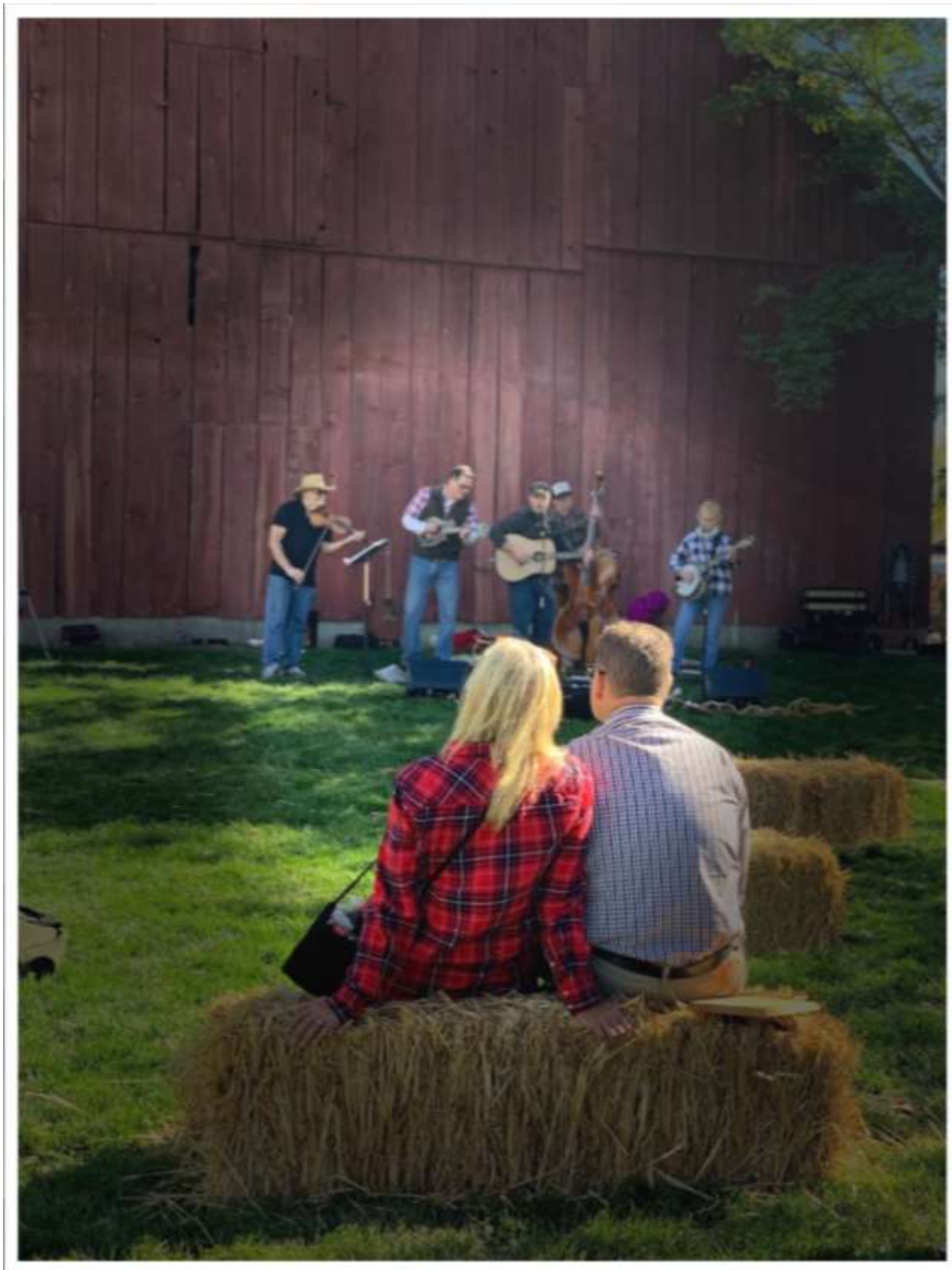
...and Forward to 2020

- Old Time Farm Day, Front Porch Concerts, Haunted House, Santa and Mrs. Claus
- Bake sale fundraisers at HS Concerts
- Increase advertising of the farmstead and events
- History Hikes
- Maintenance of Farmstead
- Potential BSU Interns
- Continue networking efforts with other historical groups (i.e. Basque Museum, etc.)

...and Forward to 2020

- Install plaques and markers on historical locations
- New signage for farmstead
- New displays
- Create DCHS swag i.e., shirts, etc.
- Spring house drained and open for viewing
- Root cellar staged and open for viewing
- Barn cleaned out, new roof and open for viewing
- Possible Eagle Plein Air Festival location





Thank You!

Savings to HS	Hours
TDRB	70
Rose Garden	300
Open Space	775
Bike Area	200
Farm	2200
Events	250
Town Council	720
TOTAL	4515

Community Benefit

\$134,906.00

A Special Thank You to...

John Ahrens - Town Council

Dan & Trish Anderson - Open Space & Farm

Cindy Barney - TDRB

Linda Beasley - Farm

Kahle Becker - Open Space

Donna & Lee Benbenek - Farm

Kristin Brooks - Town Council

Patricia Caskey - Memorial Garden

Jeremy Chase - Town Council

Ryan & Gwen Clark - DCHS

Steve Clay - Events

Casey Cline - DCHS

Cheryl Cook - Farm & DCHS

Jimmie Cunha - Farm

Teresa Day - Memorial Garden

Rachael Diehl - Farm

Debbie Dill - DCHS

Kevin & Laurel Dow - Open Space
& Farm

A Special Thank You to...

Cyndi Elliot - DCHS

Jim Glancey - TDRB

Ann Goodwin - DCHS

Carol Goodwin - DCHS

Mark & Sharon Halvorson - Farm

Randy Hurst - Farm

Bob Janiak - Farm

Bill Junk - Open Space

Jay Karamales - Open Space & DCHS

Nick & Kris Literski - DCHS

Craig Lochner - Town Council

Kim Lyons - Open Space

Richard & Betsy McBride - Farm

Amy McCormack - Town Council

Sallie Morse - Farm

Jeffrey Mousseau - Town Council

Don Murray - Open Space

Aimee Noonan - Open Space

Ken Oakeson - Town Council

Raece Oakeson - Open Space & Events

A Special Thank You to...

Stacy Olmstead - Farm

Paul Ostler - Open Space

Eddy Petranek - Open Space

Susan Porter - Memorial Garden

Bruce Shaffley - Farm

Shannon Smith - Farm

Jennifer & Gary Stanislaw - Farm

Su Stearns - DCHS & Events

Carolina Stevens-Rey - Farm

Tae Swoboda - Open Space & Events

Alison Thomas - DCHS

Brandon & Kate Weber - DCHS

Steve Williams - TDRB

Amber Wolf - Farm

Greg Ugrin - TDRB

Joe & Cindy Ulch - Farm

Chuck Vertrees - Open Space

Thank You Volunteers!

