



## Welcome Home!

Congratulations on your decision to become a part of our very special community! Hidden Springs has attracted a diversified population to the beautiful Dry Creek Valley and offers many amenities from our wide-open rural hiking and biking trails to our recreational facilities and HSTA sponsored events. The most valuable amenity is the friendly and caring residents who call Hidden Springs home, providing our community a unique small-town living experience!

The Village offers our residents a convenient mail room, general store, restaurants, library, fitness studio, medical, dentist and preschool. Outside the Village, our residents will find the Community Clubhouse, Clubhouse Pool, Fitness Room, South Meadow Pool, Hidden Springs Elementary School, Community Barn, Schick-Ostolasa Historical Farmstead, sand volleyball court, and lots of beautiful open space and miles of trails.

Our beautiful, natural and serene open space covers over 810 acres and sets Hidden Springs apart from other communities. These spaces consist of maintained parks and play grounds, an orchard, natural wetlands, wildlife habitats, agricultural fields, community farm, the Dry Creek corridor and all of the surrounding natural foothills. It is this permanent open space that gives Hidden Spring its picturesque character. Our residents are encouraged to enjoy the extensive trail system that exists in the area and connects us to other foothills communities and simply enjoy the beautiful scenery and soak in the setting sun as it creates deep shadows in the surrounding foothills.

Hidden Springs Town Association provides a number of opportunities throughout the year for residents to come together as participants and volunteers. Watch for event announcements throughout the year from the Annual Egg Hunt, Community Clean Up, to Cruisin' Hidden Springs Car Show featuring over 100 cars, our summer concerts in the park, 4<sup>th</sup> of July parade down Hidden Springs Drive, to the Dry Creek Historical Society's Old Time Farm Day catching a glimpse of what Idaho life was like in the 1860's and end the year with a visit with a very special guest...Santa!

The Hidden Spring Town Association (HSTA) strives to sustain and grow a rural community in the tradition of Idaho's small towns while carefully preserving the natural surrounds of the Dry Creek Valley. The Town Council and Association Staff work diligently to protect each resident's quality of life and value within the community. Again, welcome to the community and do not hesitate to stop by the Town Office to ask questions!

From the Hidden Springs Town Council and Association Staff, welcome to the community.



## General Information

### HIDDEN SPRINGS TOWN ASSOCIATION

Lisa Ahrens, Town Manager

[hsta@hiddensprings.com](mailto:hsta@hiddensprings.com)

O - 208-229-2326

C - 208-447-9427

Pam Peters, Assistant Town Manager/Event Manager

[atm@hiddensprings.com](mailto:atm@hiddensprings.com)

O - 208-229-2324

C - 208-602-9836

Lauren Zittle, Town Coordinator

[office@hiddensprings.com](mailto:office@hiddensprings.com)

O - 208-229-2325

### OFFICE HOURS

Monday and Friday

9:00 am until Noon

Wednesday

Closed

Tuesday and Thursday

3:30 pm until 6:30 pm

### HIDDEN SPRINGS TOWN COUNCIL

[towncouncil@hiddensprings.com](mailto:towncouncil@hiddensprings.com)

- John Ahrens – President
- Bradley Shaffer - Vice President
- Stephanie Wright - Treasurer
- Garry Stanislaw - Secretary
- Ryan Luke - Director

### FACILITIES | Clubhouse | Fitness Room | Community Barn

For Facility reservations, please contact Pam at 208-229-2324.

For Fitness Room and Pool Access Card or Fob replacement or issues, please contact the Town Association Office.

📞 Phone: 208.229.2323

📠 Fax: 208.229.2327

✉️ [hsta@hiddensprings.com](mailto:hsta@hiddensprings.com)

🌐 [www.hiddensprings.com](http://www.hiddensprings.com)

📍 5876 W. Hidden Springs Dr.  
Boise, ID 83714



## **ALL EMERGENCIES CALL 911**

### **OTHER IMPORTANT EMERGENCY NUMBERS**

Ada County Fire & Rescue Non-Emergency Number	208-229-2900
Ada County Sheriff's Office Non-Emergency Dispatch	208-377-6790
Wild Fire Reporting	911
Poison Control	800-222-1222
Animal Emergency Clinic	
West Vet - 24 Hours for Emergencies	208-375-1600
5024 Chinden Blvd, Garden City, ID 83714	
Hidden Springs Animal Hospital	208-229-2500
11801 N 23 <sup>rd</sup> Ave, Boise, ID 83714	

### **UTILITIES**

CTC Telecom	208-229-1000
Idaho Power	208-388-2323
Intermountain Gas Company	208-377-6840
Veolia	208-362-7304
Hardin Sanitation	
Trash/Recycling Pick-Up on Friday Morning	208-642-2629

### **OTHER IMPORTANT NUMBERS**

Hidden Springs Elementary School	
5480 W. Hidden Springs Drive	208-854-4920
Principal – Kurt Thaemert	
AMI – Property Management (HOA Billing & Accounting)	208-385-9650
Hidden Springs Library	208-229-2665

# Hidden Springs

## OUR VISION

**"To sustain and grow a rural community in the tradition of Idaho's small towns while carefully preserving the natural surroundings of Dry Creek Valley."**

## OUR MISSION

**"We give voice to our founding principles, ensuring Hidden Springs is the best community possible for our residents"**

### GIVING VOICE TO OUR PRINCIPLES

**Quality of Life/Healthy Living:** "It's my family's quality of life and health."

**Small Town:** "It's my town and I enjoy and take pride in my community."

**Natural Environment:** "I enjoy but also care for the nature and space surrounding us."

**Value and Values:** "I'm responsible in caring for my community and home to protect my and my neighbor's quality of life and investment."

**Rural Character/Farming Traditions:** "I appreciate these traditions as they are good for my health, my mind, and the environment."

**Diversity:** "I welcome residents and visitors of all types knowing it will build a stronger, more interesting community."

**Education:** "Supporting our school and education opportunities for all ages, makes our community stronger and our families healthier."

**Traditional Homes:** "Our homes possess a sense of nostalgia and rustic character, and is an important aspect of how our community is defined."

## OUR VALUES

**Inviting:** Hidden Springs has an inviting, warm, and welcoming spirit. From new residents settling in to the neighborhood to friends and family visiting us, we get to know people and make them feel at home.

**Connection:** Hidden Springs is a planned community that offers everyday opportunities for residents to come together. Our seasonal events, neighborhood school, centralized amenities, local businesses, activity groups, and communal spaces encourage connectedness and social interaction. This inspires positive community-building and a shared enjoyment for all.

**Balance:** What makes Hidden Springs unique is how development was carefully balanced within the natural, rustic setting of Dry Creek Valley. We have immediate access to outdoor recreation opportunities, and that makes our quality of life second to none. We cherish Hidden Springs' rural roots and character, and will maintain it for the use and appreciation for residents and future generations.

## Small Town Living

Small Town Living isn't a tagline or a slogan. It's internal. A steady heartbeat for our community. It is the short answer if anyone asks what Hidden Springs is about.

It is the throughline of our Vision, Mission, and Values.

It is the reason for making Hidden Springs the best it can be every day and differentiates us.

It encourages our residents to have pride in what makes this place special.

It's why we call Hidden Springs home. It's our town.

# It's Small Town Living.





# Community Events

Hidden Springs Town Association

## HIDDEN SPRINGS 2022

- 9 April**  **Saturday**  
Annual Egg Hunt
- 23 April**  **Saturday**  
Trail Building & Creek Clean Up
- 7 May**  **Wednesday**  
Wild Fire Preparedness Day
- 14 May**  **Wednesday**  
Great Outdoors of Hidden Springs
- 18 June**  **Saturday**  
Cruisin' Hidden Springs Car Show & Food Trucks
- 10 & 11 June**  **Friday & Saturday**  
Community Garage Sale. Friday Night Neighborhood Preview
- 11 June**  **Friday**  
Concert #1 Pilot Error (Rock)
- 4 July**  **Monday**  
July 4th Parade, Celebration & Concert #2 Bobby Dee Keys Rock House Band (Rock)
- 26 Aug**  **Friday**  
End of Summer Concert #3 Casio Dreams (80's)
- 2 Aug**  **Tuesday**  
National Night Out
- 10 Sept**  **Saturday**  
Concert #4 Smooth Avenue (Blues)
- 25 Sept**  **Sunday**  
DCHS Old Time Farm Day
- 15 Oct**  **Saturday**  
Scarecrow & Fall House Decorating Contest Kick Off
- 18 Nov**  **Friday**  
Holiday Tree Lighting
- 10 Dec**  **Saturday**  
Jolly Holly Holidays in Hidden Springs



\*Dates, times and locations subject to change



## Pet Policies

Pet related issues (dogs, cats and chickens) are far and away the leading cause of resident complaints fielded by the Town Association staff, and are also a source of conflict between neighbors. The intent of this notice is to ensure that everyone is aware of the rules that apply to **ALL** pets per Section 6.10 Animals/Pets of the Hidden Springs Master Declaration of Covenants, Conditions and Restrictions (CC&Rs). They are straightforward:

1. **Do Not Let Them Roam Freely** - When they are not confined on your property, pets must be leashed at all times.
2. **Pick Up After Them** - Immediately remove any pet waste from public or private property, this includes resident yards, parks, trails, the orchard, and community open space.
3. **Do Not Allow Pets to Become a Noise Nuisance** - Do not let them bark, meow, and/or cluck for prolonged periods of time during the day, after 10:00 pm or before 7:00 am.

CC&Rs aside, common courtesy dictates that pet owners must **immediately pick-up and properly dispose of pet excrement**; it is rude to ignore this basic consideration. The Town Association provides over 5 dozen “mutt-mitt” dispensers placed at strategic points around the community to make this task easier. Failure to fulfill this basic responsibility simply cannot be tolerated in our community. This rule applies to ALL PETS. It is inappropriate to allow cats and chickens to roam free and use neighborhood yards, play sandboxes or gardens as litter boxes.

Residents may refer to Section 6.10 Animals/Pets of the Hidden Springs Master Declaration of Covenants, Conditions and Restrictions (CC&Rs) for the complete verbiage on Hidden Springs Pet Policies.

Thank You!  
Hidden Springs Town Association



## Chicken Policy

Keeping chickens on individual homesites within Hidden Springs is consistent with the founding principles and is indicative of a small town with a rural character that supports a farming tradition. Pursuant to CC&R section 6.10 Animals/Pets, the following rules apply:

1. All chickens must be kept on individual homesite within the property boundary of the owner. Without express written permission of the Town Council, no chickens are permitted on Hidden Springs property, including but not limited to common areas, parks, conservation easement lands or other open space areas
2. The maximum number of chicks allowed on any individual homesite is limited to five (5)
3. Only hens are permitted on individual homesites, roosters are not allowed
4. Chickens must be kept in a humane enclosure, free ranging must be limited to homesite
5. All fencing must be approved by the Hidden Springs Town Design Review Board and must adhere to the Residential Design Guidelines of Hidden Springs
6. Chickens shall be maintained and cared for in a humane fashion
7. Any chicken determined to be a nuisance by the Town Manager or other representative of the Town Association pursuant to section 6.5 Nuisances must be removed permanently from the owner's property within 48 hours
8. Any chickens slaughtered on a Hidden Springs homesite must be handled in a sanitary and humane manner and shall not be done within view of the public. All waste, entrails and bodily fluids must be properly disposed of
9. Residents who have received three violations notices regarding the chicken rules shall not have the right to maintain chickens on their homesites for a period of 1 year
10. All determinations of rule violations are subject to review by the Town Council upon the filing of a written appeal

Thank You!  
Hidden Springs Town Association



## Open Space Etiquette

Hidden Springs includes 810 acres of dedicated open space in the Dry Creek Valley for its residents to enjoy. Observing a few rules of etiquette can keep our open spaces a pleasant place for all of us.

### KEEP IT CLEAN

- Carry your litter with you until you reach a trash can.
- Help out, by picking up a bit of litter on each walk.
- Participate in community clean-ups.

### TAKE CARE OF YOUR DOGS

- Leash dogs in all the open spaces in the valley, or in developed areas of the foothills.
- Always control your dog and do not let it harass people or wildlife.
- Be sure to take a plastic bag with you to clean up after your dog. Cleanup is required by the Hidden Springs CC&Rs.
- Watch for signs – some locations are off-limits to dogs in the spring to protect bird nesting activity. Dogs are not permitted in the Hidden Springs Drive Westland and Wildlife Preserve from March through June.

### HIKERS AND BIKERS

- Stay on the trails.
- Only use foothills and valley trails when they are not muddy or wet, to prevent erosion.
- Respectfully share the trails with other users.
- Bicyclists slow to a walking pace when passing, and always control your bike.
- Give animals extra room and time to adjust to you. When passing horses use special care and follow directions from the riders.
- Leave gates as you found them, or as marked.
- Observe the signs – bicycles are not permitted on some trails.

### MOTORIZED VEHICLES

- Motorized off-road vehicles are not permitted in any Hidden Springs open space areas.
- There are areas open to motorized use on the Boise Front. For ATV trail locations check: [www.cityofboise.org/parks/R2R/trailtip/atvtrail.html](http://www.cityofboise.org/parks/R2R/trailtip/atvtrail.html).

### PLANTS AND WILDLIFE

- Leave plants and wildlife in the wild for all to appreciate and enjoy.
- Do not dump yard waste or animal waste into open space areas.
- Do not plant or landscape in open space, or place wildlife house or feeders without authorization.



# Top Ten Most Common CC&R Violations



# Help Protect Our Sewer System!

FLUSH only the three 'P's' down the toilet - **Pee, Poop & toilet Paper**. Throw trash into a waste bin or recycle it, don't put it down the drain. Keep fats, oils and grease (FOG) out of your kitchen sink. When poured down the drain, FOG can build up in pipes and equipment and cause significant problems in the sewer system and wastewater treatment plant. Hazardous chemicals (i.e., garden pesticides, automotive fluids) should be disposed of at the Hidden Hollow Landfill or a mobile collection site.

## What's NOT Flushable?

The following items don't break down like toilet paper and clog household pipes, sewer lift station pumps, and cause sewer backups onto streets, businesses, and homes.

- ⊘ Hair
- ⊘ Toilet Bowl Scrub Pads
- ⊘ Diapers  
(Cloth, disposable, "flushable")
- ⊘ Cleaning Wipes of ANY Kind  
(Baby wipes, disinfectant wipes, moist wipes, etc.)
- ⊘ Flushable Wipes  
Though advertised as "safe for septic systems/sewer," flushable wipes cause many problems for wastewater treatment systems.
- ⊘ Dental Floss
- ⊘ Kitty Litter
- ⊘ Napkins, Paper Towels  
(Paper or cloth)
- ⊘ Sanitary Napkins, Tampons, Condoms  
Any non-organic material
- ⊘ Wash Cloths, Towels, Rags  
Any cloth item
- ⊘ Facial Tissues, Cotton Balls, Swabs and Pads



Clogged pipes and pumps require significant and costly repairs. If they can't be repaired, they must be replaced. The solution to this expensive problem is to follow these guidelines for a healthy sewer system!

## Safety

- Reclaimed water is not intended for consumption.
- Do not swim in the storage ponds.
- Reclaimed water is the recycled wastewater from the Hidden Springs Sewer. Waste water is treated to remove solids and impurities, disinfected and then discharged to irrigate the common areas.
- Do not climb the fences around the sewer ponds or allow your pets inside fenced areas around the facility.
- Do not let your children or pets run through the sprinklers while they are activated.

To help minimize the contact between effluent water and the residents of Hidden Springs the HSTA attempts to irrigate as much as possible between the hours of 8:00pm and 6:00am. However some areas like the farm lands and the orchard may be irrigated during the daytime hours in which case the residents are asked to avoid contact with the effluent water during the application times.





## HIDDEN SPRINGS SEWER COMPANY, LLC

### About the Wastewater Reclamation System

The purpose of this information is to provide an understanding of the Hidden Springs Waste Water Treatment Facility (WWTF) and the challenges and responsibilities Hidden Springs Town Association and its members face as owners of the Hidden Springs Sewer Company for the operations and maintenance of our sewer and reclaimed water-irrigation system.

All of us have a very important role to play in keeping the facility operational, the irrigation water clean and rates as low as possible. What goes down the drain directly impacts the facility and the water. Anything that isn't biodegradable has to be mechanically or manually removed which costs everyone more. If we don't do our part, fees will increase to keep the facility operating in accordance with the permit standards and to the health and benefit of the green spaces.

The **Hidden Springs Sewer Company, LLC (HSSC)** is a stand-alone business entity owned by the Hidden Springs Town Association. The **wastewater treatment facility (WWTF)** located in the hills just west of Hidden Springs, provides wastewater treatment services to properties in Hidden Springs and Cartwright Ranch. **Idaho Dept. of Environmental Quality (IDEQ)** is the permitting and regulatory authority over HSSC facility operations and land use application of treated wastewater. While HSSC is private wastewater treatment utility, **it is managed as a non-profit for the benefit of the community it services.** The system is operated by **OMCS, LLC, a professional wastewater treatment operations company.** HSSC treats and serves homes for Hidden Springs Town Association and Cartwright Ranch Town Association. The treated water is used for the irrigation of the green spaces within Hidden Springs. This water is cleaned and treated for use by a process that is tightly governed by IDEQ.

#### Is it safe and effective?

The technology utilized at the HSSC wastewater treatment facility has been used for over 50 years. Environmental regulatory agencies have recognized this treatment as safe and effective when properly operated and maintained. The system is regulated by the Idaho Department of Environmental Quality, who approved the design of the facility and regularly inspects and monitors its performance.

#### Are there problems with odor?

The wastewater treatment facility was designed and constructed to minimize odor issues. While the developers of Hidden Springs expended a great deal of effort to eliminate such issues, Hidden Springs Sewer Company cannot guarantee that there will never be any odor from the system. However, the probability of there being odors periodically are the same or less than from other municipal sewer systems (i.e., City of Boise sewer system).

**As a resident of Hidden Springs and Cartwright Ranch, you can help protect our sewer system!**

FLUSH only the three 'P's' down the toilet - Pee, Poop & toilet Paper. Throw trash into a waste bin or recycle it – don't put it down the drain! Keep fats, oils and grease (FOG) out of your kitchen sink! When poured down the drain, FOG can build up in pipes and equipment and cause significant problems in the sewer system and wastewater treatment plant. Hazardous chemicals (i.e., garden pesticides, automotive fluids) should be disposed of at the Hidden Hollow Landfill or a mobile collection site.

**Avoid salt-based regenerative water softeners to protect the WWTF and community green spaces!**

Salt (sodium and potassium chloride) pose serious environmental threats, from harming aquatic and marine life in the discharge areas (rivers, lakes) to damaging the delicate biochemical balance in the soil. After an extensive investigation in 2015-2016, it was determined that the Autumn Blaze Maples along W. Hidden Springs Dr were suffering significant health challenges due to excessive salt in the irrigation water. Testing revealed a high concentration of salt in the sewage water, most likely from regenerative soft water systems. Replacing and restoring the trees was a costly project for the Association. IDEQ requires HSSC to monitor salts and address the impacts. Removing salt from the influent water to protect the facility and quality of the effluent requires microfiltration and reverse osmosis equipment; an extremely expensive upgrade estimated to be a multimillion-dollar project. To avoid increased sewer costs, all customers are asked to avoid salt or potassium chloride regenerative water softeners. There are salt-free or tank exchange system options available.

We hope the information provided helps you participate in the health and well-being of our community and impresses upon you, the direct role you play in keeping our sewer fees as low as possible.





## THE HIDDEN SPRINGS SEWER IS ON A LOW-FAT DIET

Please keep fats, oils and greases (FOG) out of your kitchen sink!

When poured down the drain, FOG can build up in pipes and equipment and cause significant problems in the sewer system and wastewater treatment plants. Problems such as sewer line blockages that cause sewer overflows are the result of improper disposal of FOG. Sewer overflows cause environmental health hazards and property damage leading to increased operation and maintenance costs which show up as higher sewer bills.

### What is FOG?

FOG refers to Fats, Oil, and Grease from food preparation and kitchen clean up. FOG is found in:

- Meat fats
- Food scraps
- Sauces
- Lard/Shortening
- Baking goods
- Dairy products
- Butter/Margarine
- Cooking oil

### Why should I care about FOG?

Residential households contribute FOG build-up in the sewer lines because of the amount of grease washed into the plumbing system, usually through the kitchen sink. Sewer lines in older neighborhoods are most at risk of sewer backup if residents don't properly dispose of FOG.

### What can I do?

The easiest way to solve the grease problem is to keep FOG out of the sewer system in the first place and follow the easy disposal tips listed below:

- Never pour grease, fats, or oil down the sink or garbage disposal.
- Pour FOG into jars, cans, and plastic tubs (Careful, the liquid may be hot!) or "Fat Trapper" container. Let contents cool and solidify. When the container is full, throw away with your trash.
- Mix cooking oil with an absorbent material such as cat litter or coffee grounds, place in a lidded container for disposal with your trash.
- For greasy pans, pour off the grease into a container mentioned above, and use a paper towel to wipe out the remaining grease in the pan prior to washing.

As a resident of Hidden Springs and Cartwright Ranch, there is a lot you can do to help protect the sewer system!



## WHAT'S FLUSHABLE AND WHAT'S NOT!

### What's Flushable?

- Pee
- Poop
- Toilet paper

### What's NOT Flushable?

The following items don't break down like toilet paper and clog household pipes, sewer lift station pumps, and cause sewer backups onto streets, businesses, and homes.

- Flushable wipes – Though advertised as "safe for septic systems and sewer," flushable wipes do cause many problems for wastewater treatment operators.
- Diapers (cloth, disposable, "flushable")
- Facial tissues, cotton balls, swabs and pads
- Cleaning wipes of ANY kind (baby wipes, disinfectant wipes, moist wipes, etc.)
- Toilet bowl scrub pads
- Napkins (paper or cloth), paper towels
- Dental floss
- Hair
- Sanitary napkins, tampons, condoms, or any non-organic material
- Wash cloths, towels, rags (any cloth item)
- Kitty litter



Clogged pipes and pumps require significant maintenance to ensure the pumps are working properly. If they can't be repaired, they must be replaced. The solution to this expensive problem is to make sure that only toilet paper is flushed down the toilet!

The video at <https://youtu.be/SLTVqkXVvNk> demonstrates how products that are advertised as flushable, aren't flushable.

As a resident of Hidden Springs and Cartwright Ranch, there is a lot you can do to help protect the sewer system!

# HOUSEHOLD WASTE CHART\*

The following chart from the Water Environment Federation will show you effective ways to dispose of household waste and contribute to a sustainable clean environment.

**Blue waves** ~ Indicate products which can be poured down the drain with plenty of water. If you have a septic tank, additional caution should be exercised when dumping these items down the drain. In fact, because septic systems rely on healthy bacteria, there are certain chemical substances that cannot be used with them. Be sure to read the labels to determine if a product could damage septic systems.

KITCHEN	TYPE OF WASTE DISPOSAL
Aluminum cleaners	▶
Ammonia-based cleaners	~
Bug sprays	⊗
Drain cleaners	⊗
Egg shells	▶
Floor care products	⊗
Furniture polish	⊗
Metal polish with solvent	⊗
Window cleaner	▶
Oven cleaner (lye base)	⊗
Fats, oils and grease (including oil from turkey fryers)	▶
<b>BATHROOM</b>	
Bathroom cleaners	▶
Diapers (baby wipes)	▶
Disinfectants	▶
Toilet bowl cleaner	▶
Tub and tile cleaners	⊗
Pharmaceutical products or drugs (expired or used)	▶
Personal care products (aftershave, perfumes, depilatories, permanent or other lotions, hair relaxers, nail polish, dyes, waxes)	▶
Sharps (needles for diabetics)	⊗
<b>GARDEN</b>	
Fertilizer	⊗
Fungicide	⊗
Herbicide	⊗
Insecticide	⊗
Rat poison	⊗
Weed killer	⊗

**Yellow triangles** ▶ Indicate materials which should not be poured down the drain, but can be safely disposed of in a sanitary landfill or incinerator. Note that medicines can often be taken to a community drug take-back program or mixed with undesirable substances such as kitty litter or coffee grounds. Pills (except narcotics) can also be dissolved and mixed with regular trash. Be sure the material is properly contained before it is put out for collection or carried to the landfill. The red octagons ⊗ indicate hazardous wastes or materials that should be saved for a community-wide collection day or given to a licensed hazardous waste contractor when left over or unused. (Even the empty containers should be taken to a licensed contractor if one is available.)

GARAGE	TYPE OF WASTE DISPOSAL
Antifreeze	⊗
Automatic transmission fluid	▶
Auto body repair products	⊗
Battery acid (or battery)	▶
Brake fluid	⊗
Car wax with solvent	⊗
Diesel fuel	⊗
Fuel additives	⊗
Fuel oil	⊗
Gasoline	⊗
Kerosene	⊗
Metal polish with solvent	⊗
Motor oil	⊗
Other oils	⊗
<b>WORKSHOP</b>	
Cutting oil	⊗
Deck cleaners/stains	⊗
Glue (solvent based)	⊗
Glue (water based)	~
Paint (latex)	▶
Paint (oil based)	⊗
Paint (auto)	⊗
Paint (model)	⊗
Paint brush cleaner with solvent	⊗
Paint brush cleaner with TSP	~
Paint stripper	⊗
Paint stripper (lye base)	⊗
Paint thinner	⊗
Primer	⊗
Rust remover (with phosphoric acid)	⊗

**Green leaves** ♻ indicate material that can be recycled or reused or shared with neighbors or family members. If there is a recycling program in your area, take the materials there. If not, encourage local officials to start a recycling program.

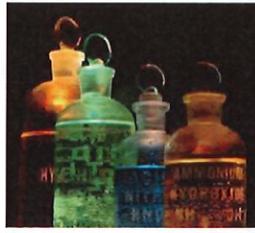
\*The information contained in this chart is intended as a general guideline. Laws and regulations may vary from state to state. For more information on the safest way to dispose of these and other products, contact your area's solid and hazardous waste department or federal or state environmental agency. Check manufacturer's label for specific disposal guidelines.

WORKSHOP, Cont.	TYPE OF WASTE DISPOSAL
Turpentine	⊗
Varnish	⊗
Wood preservative	⊗
<b>MISCELLANEOUS</b>	
Aerosol cans (empty)	▶
Aerosol cans (not empty)	⊗
Ammunition	⊗
Artists' paints (acrylic)	▶
Artists' paints (oil based)	⊗
Cat litter	▶
Cellular phones	⊗
Dry cleaning solvents	⊗
Fiberglass epoxy	⊗
Gun cleaning solvents	⊗
Lighter fluid	⊗
Mercury batteries	⊗
Moth balls	⊗
Old fire alarms	⊗
Fluorescent light bulbs	▶
Pet care products ( flea and tick repellent)	⊗
Photographic chemicals	⊗
Shoe polish	⊗
Swimming pool chemicals	⊗
Write-out (used for corrections)	▶

- ~ Can be poured down the drain with plenty of water.
- ▶ Cannot be poured down the drain, but can be safely disposed of in a sanitary landfill or incinerator.
- ⊗ Hazardous wastes.
- ♻ Recycle, reuse, or share.



Diapers  
(Paper or Cloth)



Chemicals  
(Automotive, Poisons, etc.)



Cigarette Butts



Feminine Hygiene  
Products



Hair



Kitty Litter



Cleaning Wipes  
of ANY Kind



Dental Floss



Medications



Public Works

- Remember: only the three 'P's' down the toilet - Pee, Poop & toilet Paper.
- Do your part by throwing trash into a waste bin or recycling it.
- Hazardous chemicals such as garden pesticides or automotive fluids should be disposed of at a household hazardous waste mobile collection site or the Hidden Hollow Landfill.
- More info at: [www.curbitboise.org](http://www.curbitboise.org)



Serving Ada County, Idaho

208-642-2629

Hardin Sanitation residential trash and recycling customers in Ada County should set recycling carts out curbside by 7:00 am on their regular pickup day.

## Residential Collection and Trash Containers

Each residence is provided a blue 95 gallon cart, (42”H, 28”W, 32”L) that should be utilized for the weekly garbage collection. Hidden Springs Residents currently have collection on Fridays. If there is a holiday, the collection shifts by one day to Saturday.

### Trash Guidelines

- Bag trash to prevent littering
- Set out carts by 7:00 am with lids closed
- Do not block sidewalks
- All containers must be removed from curbside within 24 hours



### Acceptable Materials

- Food
- Miscellaneous garbage
- Normal household waste materials
- Paper

### Unacceptable Materials

- Animal carcasses
- Asbestos
- Ashes (hot or cold)
- Batteries
- Chemicals
- Electronics
- Hazardous waste, liquids, paints, oils
- Medical waste
- Tires
- White goods containing CFC's (appliances)

## **Bulky Waste & Appliances**

For an additional fee, Hardin Sanitation can pick-up large items like furniture and appliances. Please call Hardin Sanitation at 208-642-2629 at least 24 hours in advance of your normal collection day to schedule collection of bulk items.

## **Unaccepted – Hazardous Waste**

Hazardous Waste is not allowed in any Hardin Sanitation container or truck. Please take these items to the Ada County Landfill Hazardous Waste Drop Off location.

Ada County Landfill **Hazardous Waste Drop Off** Location Accepted Materials include:

CFL bulbs Computer monitors Florescent tubes Gasoline Herbicides Oil
---

Paint Pesticides Stain Televisions Varnish Vehicle Batteries
---

For the most up-to-date list of materials and disposal instructions visit the Ada County Landfill website.

Ada County Household Hazardous Waste Facility  
Ada County Landfill  
10300 Seaman's Gulch Rd  
Boise, ID 83702  
Phone: 208-577-4736

## **Unaccepted – Prohibited Material**

Prohibited materials include ammunition, biomedical waste, explosives, and radioactive items not allowed in any Hardin Sanitation container or truck. DO NOT place loose sharps (needles, syringes, lancets) in the trash or recycling containers.

For information on proper disposal, call the Environmental Compliance Coordinator at the Ada County Landfill at 208-577-4736.

## **Carry-Out Service**

Residential customers who qualify under the American with Disabilities Act may receive free carry-out service. This service is also available to other for an extra monthly charge. To order carry-out service, call Ada County Billing at 208-577-4710.

## Recycling Collection and Containers

Each residence is provided a blue 95 gallon cart with orange lid, (42”H, 28”W, 32”L) that should be utilized for recycling collection. To preserve the value of the recyclables, only place approved items in the recycling cart that are empty, clean and dry.



## Recycling Guidelines

- Pickup occurs every other week on your trash collection day.
- Place recycling carts out by 7:00 am on your collection day.
- Additional 95 gallon carts are available for an extra monthly fee.
- All approved recycling items can be mixed in the cart.
- No plastic bags
- No glass, Styrofoam, or yard waste
- Flatten or cut down boxes to fit in cart.
- Lids must close.

## Accepted Materials

### Paper & Cardboard

- Cardboard boxes (broken down to fit in container)
- Computer and fax paper
- Construction paper
- Envelopes (cellophane window ok)
- Frozen food and cereal boxes (no liners)
- Junk mail
- Magazines and catalogs
- Newspapers
- Office waste paper (any color)
- Paper bags
- Phone books

### Plastic Bottles and Jugs

- Bottles & Jugs must be marked with #1 or #2 recycle symbol
- No lightweight water bottles
- No plastic bags or other soft plastics

### Cans

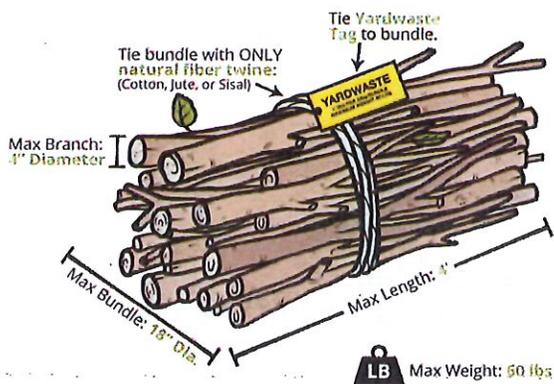
- Aerosol cans (must be empty; labels ok)
- Aluminum cans
- Steel cans
- Tin cans

## Unacceptable Recyclable Materials

Please **do not** place any of the following items in your recycling cart:

- Styrofoam / packaging
- Tissues, napkins, paper towels
- Yard waste
- Wax coated cardboard
- Chip and candy wrappers
- Food contaminated paper (pizza boxes, plates, coffee cups)
- Food waste
- Glass
- Hazardous waste containers
- Light weight water bottles
- Milk and juice paper cartons
- Plastic bags
- Soft or flimsy plastics

## Yard Waste



Please create tied bundles of yard waste to be a maximum of 60 pounds, 4 feet long and 18 inch diameter. And, contain soft organic garden material, grass clippings and leaves in your trash cart weighing no more than 60 pounds. Do not put sod, dirt or rocks in any container.

## Fall Leaf Recycling



During the first 4 weeks of November, please set out your leaves in Kraft paper bags that can be purchased locally. Leaves will be collected on your normal collection day.

## Christmas Tree Recycling



Natural Christmas trees without lights, ornaments, tinsel, stands and flocking maybe set out for collection the first two weeks after Christmas.

Cut trees and branches into 4 foot pieces and place curbside by 7:00 am on your collection day.

## Frequently Asked Questions

### **Who do I contact about billing questions?**

Ada County Billing Services handles billing and account maintenance. Weekly residential trash removal and bi-weekly recycling collection is advance billed every three months. For questions visit [Ada County Billing Services website](#) or call 208-577-4710.

### **What if I have extra trash, bulky items or need a special pickup?**

Please contact our office to schedule for extra trash, bulk items, or special pickup. Additional fees may apply.

### **What is considered Household Hazardous Waste (HHW) and where can I learn more about it?**

Visit the [Idaho Dept of Environmental Quality website](#) regarding Household Hazardous Waste.

### **Where can I learn more about Electronic Waste or e-waste?**

Visit the [Idaho Dept of Environmental Quality website](#) regarding electronic waste.

# Collection Schedule

12728 N 10th Ave, Boise



: Garbage | : Recycling | : Holiday

## August 2022

S	M	T	W	T	F	S
31	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	3

## September 2022

S	M	T	W	T	F	S
28	29	30	31	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	1

## October 2022

S	M	T	W	T	F	S
25	26	27	28	29	30	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	3	4	5

## November 2022

S	M	T	W	T	F	S
30	31	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	1	2	3

## December 2022

S	M	T	W	T	F	S
27	28	29	30	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

## January 2023

S	M	T	W	T	F	S
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	3	4

## February 2023

S	M	T	W	T	F	S
29	30	31	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	1	2	3	4

## March 2023

S	M	T	W	T	F	S
26	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

## April 2023

S	M	T	W	T	F	S
26	27	28	29	30	31	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	1	2	3	4	5	6

## May 2023

S	M	T	W	T	F	S
30	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	3

## June 2023

S	M	T	W	T	F	S
28	29	30	31	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	1

## July 2023

S	M	T	W	T	F	S
25	26	27	28	29	30	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	3	4	5

Visit [wc-2215.recollect.net](http://wc-2215.recollect.net) to print this again.

Powered by ReCollect



## Fitness Center Rules 2022

Open 5:00 am – 10:00 pm

Closed Tuesdays 8:00 – 11:00 am for Deep Cleaning

Open during Touch Surface Cleaning Monday, Thursday, Saturday

Thank you in advance for your cooperation in this community effort and for taking the time to read the entire list of Fitness Center Rules prior to using the facility. The Fitness Center is for the pleasure of the residents and rules are in place to ensure the all have the opportunity to use the equipment.

### COVID-19

- Stay Home if you are feeling sick, have a temperature or have any other symptoms of COVID-19.
- Thoroughly wash and/or sanitize your hands upon entering, exiting and throughout use of the facility. Sanitizer provided for your convenience.
- Residents are responsible for wiping down the equipment before and after, all surfaces touched, cleaning up and disposing of personal trash. Please follow cleaning guidelines for equipment. Direct spray will damage the electronics resulting in costly repairs. Spray the paper towel and then wipe down the equipment.
- Take all personal items upon leaving the facility. The HOA is **NOT** keeping a Lost & Found.

### FITNESS CENTER

1. Proper gym attire (shirt, athletic pants or shorts) and shoes (athletic) required at all times.
2. **NO MUDDY SHOES ALLOWED IN GYM.** A fee for clean-up will be assessed to homeowners who track mud into the Fitness Center and onto the equipment.
3. No children under the age of fourteen (14) are allowed in the Fitness Center. Children fourteen (14) through seventeen (17) years of age may use the Fitness Center without an adult as long as they abide by all the rules.
4. No food allowed in the Fitness Center.
5. No pets allowed in the Fitness Center.
6. Replace all weights when finished with your workout.
7. Remember to wipe down equipment with the towels and cleaner provided when you finish.
8. If there is no one else in the Fitness Center when you finish your workout, please turn off the lights, close the windows, turn off the television, music, and fans.

THANK YOU FOR YOUR COOPERATION.  
Town Association Management

# IMPORTANT REMINDERS!

## HOURS OF USE

5:00 am and 10:00 pm

## NO MUDDY SHOES ALLOWED IN THE GYM!

Dirt and mud are damaging to the fitness equipment. A fee for clean-up will be assessed to homeowners who track mud into the Fitness Center and onto the equipment.

## NO CHILDREN UNDER THE AGE OF FOURTEEN

Children under the age of fourteen (14) are NOT allowed in the Fitness Center.

## CHILDREN FOURTEEN - SEVENTEEN

Children fourteen (14) through seventeen (17) years of age may use the Fitness Center without an adult as long as they abide by all the rules.

**NO FOOD**

**NO PETS**

**RERACK WEIGHTS**

**WIPE DOWN EQUIPMENT**

**DONE WITH YOUR WORKOUT?**

If there is no one else in the Fitness Center, please turn off the TV, music, lights, fan and **MOST IMPORTANT** close and lock the windows!

**THANK YOU** for helping us maintain the Fitness Center!

Per Hidden Springs CC&Rs Section 5.5 the cost of correcting damages shall be a Limited Assessment against the Resident's Lot and collected as provided for the collection of other Assessments.



Town Association Management



# POOL RULES

**NO lifeguards are on duty.** All members and/or residents use the facilities at their own risk.

Members and/or residents **under the age of 12 are NOT allowed** in the pool facility unless accompanied by an adult 18 years of age or older.

A maximum of **5 guests per member and/or resident household per day.**  
Guests must be accompanied by a member and/or resident adult who is 18 years of age or older.

**NO** nudity is allowed in the pool or on the pool deck, this includes children.  
Swimsuits or other appropriate swim-wear is mandatory while in or at the pool. **NO** street clothes.

Swimmers not or recently toilet trained or incontinent **MUST** wear a swim diaper **AND** rubber swim pants that fit snugly at the waist and legs with their bathing suit. Disposable diapers are not allowed. Diapers must be changed in the bathroom facilities, not poolside or on a poolside table or chair.

Showers are required before entering water.

Use of the South Meadow Wading Pool (mushroom pool) is limited to children 5 years old and under.

**NO** diving. **NO** running. **NO** roughhousing. **NO** jumping from mushroom pool to larger pool.

**NO** foul language, rude or discourteous behavior.

**NO** hanging or jumping on the lane lines, or diving from the starting blocks.

**NO** smoking or vaping inside the pool area or on the pool grounds.

**NO** inflatables, rafts or pool toys larger than 36". **NO** water guns.

**NO** glass bottles or containers and **NO** alcohol in the pool area.

**NO** standing or jumping on pool furniture.

**NO** chewing gum and **NO** food in the pool or on the pool deck.

**NO** pets in the pool area except Service Animals with ID and vest.  
Owners are responsible for the animal's behavior at all times.

**NO** wheeled toys, bikes, wagons, scooters or skateboards are allowed on the pool deck.  
Strollers with locking wheels are permitted.

**The pools are for the pleasure of every member and/or resident and operational changes and rules are in place to ensure the fun, enjoyment and safety of our neighbors.**



## Pool Information 2022

Clubhouse Pool Opening Day – May 25

South Meadow Pool Opening Day – June 1

Hidden Springs Town Association (HSTA) pools are community facilities intended for Association members' and/or residents' and their guests private use and personal enjoyment. The pools are for the pleasure of every member and/or resident and the rules are in place to ensure the fun, enjoyment and safety of our neighbors.

### Community Access Card

An access card or key fob is required to access each pool. If the HOA account associated with your access card is delinquent (HOA/Sewer Assessments), access is suspended until the account is **paid in full**. Visit the Town Office during regular business hours to settle your account or replace a lost/stolen access card. Replacement cards are \$25.00. Providing pool access to another member and/or resident (**whose card is not working**) shall result in suspension of your family's access for the pool season.

### Pool Hours / Schedule / Daily Closures

Please refer to the 2022 Weekly Pool Schedule for Cleaning, Lap Swim, Swim Team and Open Swim hours at each pool. The pools are **CLOSED each morning, six days a week** for cleaning, testing and the addition of chemicals. Members and/or residents may remain pool side while Pool Doctor is on site but failure to exit the pool shall result in suspension of your family's access for 30 days.

### Member and/or Resident Guests

A maximum of **5 guests per member household per day**. As guests are not members of the association, they must be accompanied by a member and/or resident adult who is 18 years of age or older with a valid access card.

### Hidden Springs Swim Club

Plans are underway for the 2022 swim team season with practice tentatively scheduled to begin the week of June 13. The Swim Club Board is actively recruiting this year's swim team coach and administration to lead the Stingrays. Once the season is underway, practice will be at the South Meadow Pool, Monday through Friday mornings from 9:00am to 12:00pm, 6/6/22 through 7/29/22. The South Meadow Pool will also be closed Saturday 6/25/22 and 7/9/22 from 7:00am to 2:00pm for swim meets and an evening still to be identified for the end of season awards banquet. **The South Meadow Pool is unavailable for other uses during this time. Please note, Swim Club members are ALL Hidden Springs Town Association Members, the Association is not closing the pool for non-members.** If you have questions regarding Swim Club, please email [HSSC.Stingrays@gmail.com](mailto:HSSC.Stingrays@gmail.com).

### Dedicated Lap Swimming

For adults and experienced adolescent swimmers, we have dedicated lap swim at each pool. At the South Meadow Pool, lap swim is from 5:00 to 9:00am with cleaning from 6:00 to 7:00am. At the Clubhouse Pool, lap swim is from 5:00 to 9:00am with cleaning from 7:00 to 7:30am. Please exit the pool when the contractor is on site for cleaning. Open swim starts at noon at the South Meadow Pool and 9:00am at the Clubhouse Pool.

### Adult Swim Nights (21+)

Due to lack of attendance for the last few years, Adult Swim Nights have not been scheduled for 2022.

### Swim Lessons

Members may hire a private swim instructor for swim lessons. Swim instructors, who are residents of the community, providing swim lessons in the community pools must contact the Town Office to complete an agreement and provide the necessary insurance certificate/s. Non-resident swim instructors providing lessons to a member, are the guest of that member. Non-residents providing swim lessons to non-residents are trespassing and will be asked to leave. Please check the pool schedules before you schedule swim lessons with a private instructor to avoid conflicts with other pool activities.

### Smart Start Preschool

Smart Start Preschool students (who are also Hidden Springs Town Association members) will enjoy the Clubhouse Pool on Mondays and Thursdays from 11:00am to 12:30pm. **The Clubhouse Pool is available for other uses during this time. This information is included at the request of members who wanted to know when the pool was being used by the preschool.**

### Pool Monitors

The HSTA is NOT employing Pool Monitors. Funds previously allocated to employ Pool Monitors was redirected to cover increased pool operational costs without increasing the cost to HSTA members. **Members and/or residents will need to self-monitor and follow the Pool Rules and Schedule.**

### Biological Incidents

If a biological incident occurs (vomit, blood, and/or fecal matter), Association staff will respond and close the pool(s). If on site, the staff will clean up the biohazards (yes, scoop the poop) and add the necessary chemicals in order to get the pools open again as quickly and safely as possible. In the event the staff is not onsite, the pool will be locked up and the pool contractor and/or the janitorial company called in for clean-up. As soon as things are cleaned up and chemically treated, the pool(s) will be reopened. **If a biological incident occurs (vomit, blood, and/or fecal matter) please call 208-447-9427 or 208-602-9836.** Remember, swimmers not or recently toilet trained or incontinent **MUST** wear a swim diaper **AND** rubber swim pants that fit snugly at the waist and legs with their bathing suit. Disposable diapers are not allowed. Diapers must be changed in the bathroom facilities, not poolside or on a poolside table or chair.

### Umbrellas

The Association stopped providing pool umbrellas in 2021. In the past, the Association purchased market umbrellas annually for resident use at the community pools. When the Association employed pool monitors, one of their duties was to close up the umbrellas with the onset of inclement weather and when they closed up at night. If the Association provides the umbrellas, the Association is responsible and liable if an umbrella causes property damage or injury. Despite best-efforts (reminders on the gates, on the umbrellas and on social media) last year, residents left umbrellas open during inclement weather and at night. Residents can bring their own umbrellas for shade. Umbrellas left overnight or open during inclement weather, that cause damage or injury can be traced to the umbrella owner via the security camera footage. The umbrella owner will be liable for any damages and/or injury. Walmart, Target, Big 5 and Dick's all have portable, affordable shade options. At the request of residents, the Association also obtained bids for sunshade options. The cost to install two shades at the South Meadow Pool would be \$70-80K. Please refer to Policy 500 if there is a group of residents who would like to champion a community improvement project like shade structure or sunshades.

If you have any questions, concerns or want to provide feedback, please email [hsta@hiddensprings.com](mailto:hsta@hiddensprings.com).



# HIDDEN SPRINGS MAIL KEY AGREEMENT

BOX # \_\_\_\_\_

NAME (S) \_\_\_\_\_ DATE \_\_\_\_\_

ADDRESS \_\_\_\_\_ EMAIL# \_\_\_\_\_

PHONE #1 \_\_\_\_\_ PHONE #2 \_\_\_\_\_ OWN \_\_\_\_\_ RENT \_\_\_\_\_

Hidden Springs mail is delivered to the mail boxes located in the office suite adjacent to the Dry Creek Mercantile. Two keys are issued upon payment of the non-refundable \$30.00 fee. If lost, notify the Hidden Springs Town Association office for replacement of the lock and two new keys. The box holder will be responsible for the \$30.00 cost for changing out the lock and new keys. Keys for the mail box may only be obtained from the Town Office, 5876 W. Hidden Springs Drive.

Parcels are placed in parcel lockers located in the mail room and a locker key will be left in your mailbox with the parcel box # on it. Parcel boxes are filled on a first come, first served basis. If you live within a half mile of the Mercantile, the United States Postal Service will deliver larger parcels to your home. If all the parcel boxes are full, a notice will be left in your mail box and your parcel will need to be picked up at the Garden City Post Office located on Marigold Street. **PLEASE** check mail often during peak times to allow the use of these boxes for all residents. **It's important you are picking up your mail and packages in a timely manner.** Overflowing mail boxes and packages not picked will be returned to the Garden City Post Office.

## Instructions for New Resident Mail Box, Facility Access Cards/Fobs and Lost Keys

1. Supply proof of residency to Hidden Springs Town Association (HSTA) office with a purchase warranty deed or a copy of your renters' lease agreement.
2. A \$30.00 non-refundable check or cash to cover the cost of the lock and 2 keys is due with the completed form.
3. Upon receipt of the completed form and fee the HSTA will install your new lock and provide keys. Please allow 24 hours for this process with your keys available for pick up in the HSTA office during normal office hours.
4. New residents are given one complimentary facility access card/fob. Additional or replacement cards/fobs can be purchased for \$25.00 (per card/fob).

SIGNATURE OF BOX HOLDER \_\_\_\_\_

### FOR OFFICE USE:

FEE PAID \_\_\_\_\_ FEE WAIVED \_\_\_\_\_ DATE RECEIVED \_\_\_\_\_ LOCK CHANGED \_\_\_\_\_

ACTIVE KEY CARDS/FOBS # \_\_\_\_\_

DEACTIVATED CARDS/FOBS # \_\_\_\_\_

DATABASE \_\_\_\_\_

CLUBHOUSE \_\_\_\_\_

SMP \_\_\_\_\_

Phone: 208.229.2323  
Fax: 208.229.2327

hsta@hiddensprings.com  
www.hiddensprings.com

5876 W. Hidden Springs Dr.  
Boise, ID 83714



## HSTA HOA AND SEWER PAYMENT OPTIONS

### ASSESSMENTS

- Total Regular HOA Assessment (as of January 1, 2023): \$1314.00 per lot / \$328.50 per quarter
- Total Sewer Assessment (as of January 1, 2023): \$694.00 per sewer connection per lot / \$173.50 per quarter
- Total Combined Assessment: \$2008 per lot / \$502 per quarter
- Due Date: Quarterly assessments are due on the first day of each quarter (Jan 1, April 1, July 1, Oct 1)
- Standard Payment Reminders: Quarterly in advance (Dec 1, Mar 1, June 1, Sept 1)

### ASSESSMENT PAYMENT OPTIONS

You have multiple options to pay your assessment on or before the DUE DATE:

#### **Mail Your Payment**

Include the bottom portion of your statement(s) and account number on the check to ensure appropriate credit to your account. If you own more than one property, please include a separate check for each.

- Mail your payment and check to  
Hidden Springs Town Association C/O Association Management Inc.  
P.O. Box 52360  
Phoenix, AZ 85072-2360
- Mail or drop off your payment and check to  
Hidden Springs Town Association C/O Association Management Inc.  
3140 W. Belltower Drive  
Meridian, ID 83646

#### **Drop Off Your Payment**

Drop your check off at the Hidden Springs Town Office, 5876 W Hidden Springs Drive.

#### **C-Property Pay**

To make a onetime payment or create a recurring payment schedule register with C-Property Pay (propertypay.cit.com):

- You will need your account number, AMI Management ID# (2320) and HSTA Association ID# (0102)
- When setting up your account, use the first 9-digits of your account number.
- When making your payment(s) use your complete 10-digit account number.

#### **Personal Bank Online Bill-Pay**

Include Payee information, your Account Number and the payee address (shown below):

**Payee:** Hidden Springs Sewer/Cartwright Ranch

**Address 1:** c/o Association Mgmt

**Address 2:** P.O. Box 52360

**City/State/Zip:** Phoenix, AZ 85072-2360

**Account Number/Reference Number:** Located top right corner of your statement

Please contact the Hidden Springs Town Office at 208-229-2323 if you have additional questions.