

Hidden Springs Town Council

Informational Meeting

October 14, 2021



Agenda

- **Town Managers Report - Lisa Ahrens**
 - *Introduction - Pamela Peters*
 - *HSTA & HSSC YTD Financials - Kristin Kyle-McQuesten*
- **Reserve Study - Jeff Mousseau**
- **Community Improvement Project Survey - John Ahrens**
- **Brand Refresh - Jeremy Chase**



Town Managers Report

Lisa Ahrens



2021 Capital Improvement Projects - Updates

01

S. Meadow Park

Replaced and improved the concrete stage - **COMPLETE**

02

Parklane Park

Updated landscaping to be low maintenance and cost efficient - **COMPLETE**

03

IN PROGRESS North Meadow, Parklane, Village, Schaffer & Schicks

Play Park Equipment

04

IN PROGRESS Clubhouse, Andy's Gulch, & Town Ridge

Asphalt Repairs

05

IN PROGRESS S. Meadow: repair exterior stone; **DELAYED** new pool covers

Pool Repairs

JUN

JUL

AUG

SEP

OCT



Daily Operations Update



- End of irrigation season, system shutdown, blow out and winterize
- Pools closed and winterized for season
- CC&R Inspections
- U-Pick Pumpkins, DCHS Old Time Farm Day and Haunted Farmstead
- Budget preparation for 2022



Open Space Update

- Ridge to Rivers completed the Barn Owl Trail extension
- HSTA obtaining bid to reroute and improve the South Trail
- Firewise Community Assessment
- AARP Grant for all weather trail
- Continue Noxious Weed Mitigation fall and spring 2022 applications
- Phased clean out of culverts and drainage:
 - Dry Creek to Banker
 - 6th/Shaffer to Hidden Springs Dr
 - Parsons and Hidden Springs Drive to the Wetland



Community Events

- **Nov 19** - Community Tree Lighting
- **Dec 4** - Jolly Holly Holiday



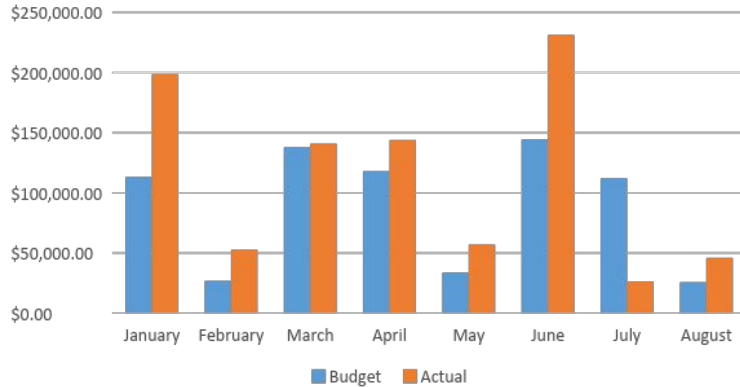
Town Council 2022

- Interested in taking an active role in guiding the community?
- Have 15+ hours a month?
- In good standing...No CC&R violations? Current HOA account?
- Notice of Intent to Stand for Election and Candidate Statement due by end of business Monday, November 1st

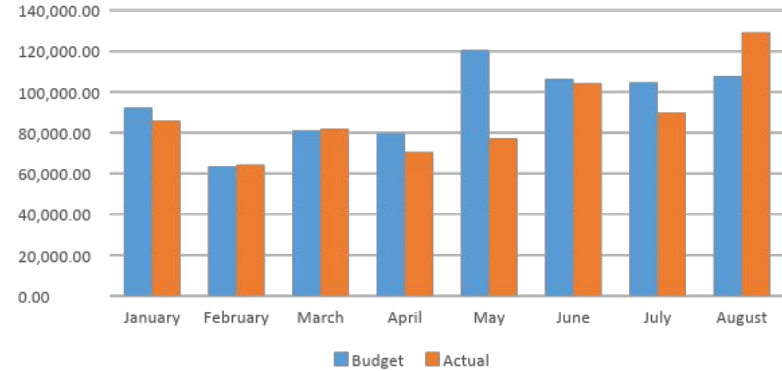


Hidden Springs Town Association as of August 31, 2021 YTD

HSTA Revenue



HSTA Expense



Revenue exceeds budget at 126%: \$896,030 actual vs. \$712,008 budget

- Assessments 110% of budget: higher than budget due to 4Q20 fees collected in Jan 21, billing delay
- Transfer fee income 292% of budget
- Set-Up fee 141% of budget
- Barn/Clubhouse rentals 278% of budget

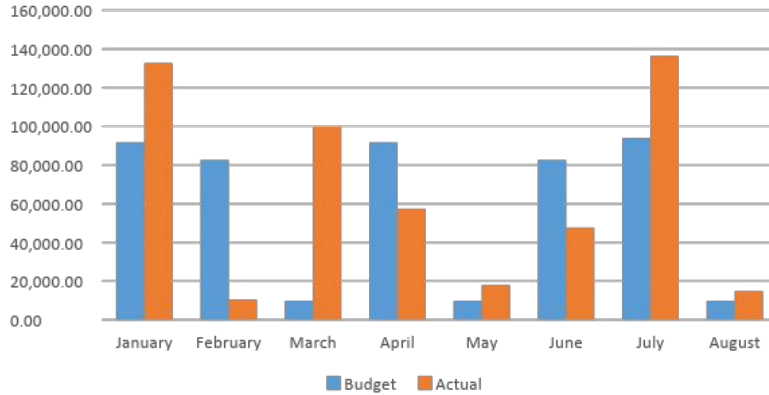
Expenses under budget at 93%: \$702,822 actual vs. \$755,880 budget

- Open Space & Site Repairs under budget partially due to timing of projects
- Community Programs at 81% of budget, held over materials/deposits
- Admin at 115% of budget largely due to legal expenses
- Capital expenditures at about \$112,332 YTD; \$236,000 budgeted in 2021

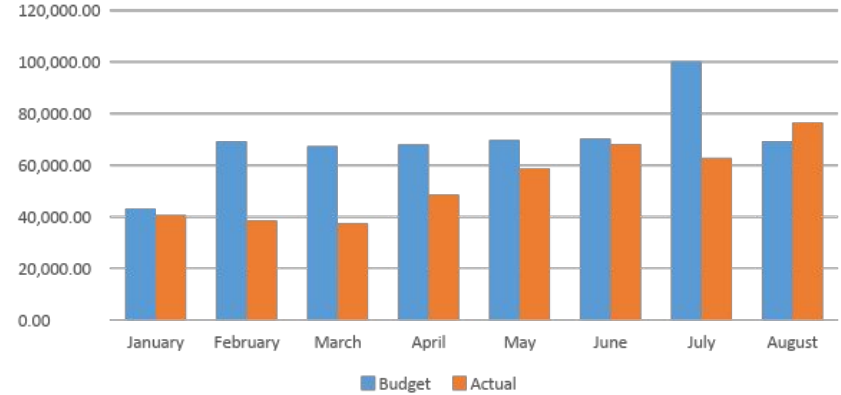
Note: Numbers require final reconciliation from AMI, our property management company.

Hidden Springs Sewer Company as of August 31, 2021 YTD

HSSC Revenue



HSSC Expense



Revenue at budget 110%: \$517,534 actual vs. \$471,961 budget

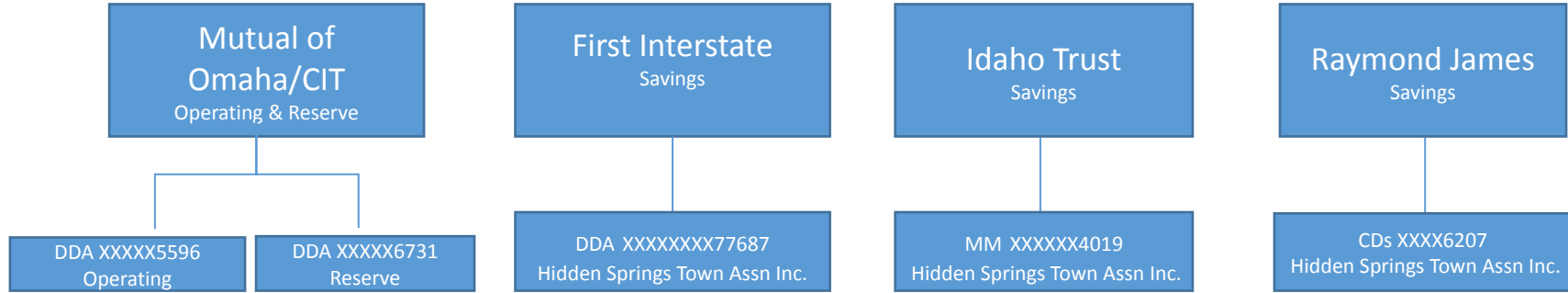
- Hidden Springs Sewer Fees 107% of budget/Cartwright Ranch at 118% of budget: higher than budget due to 4Q20 fees collected in Jan 21, billing delay

Expenses under budget at 77%: \$431,177 actual vs. \$557,378 budget

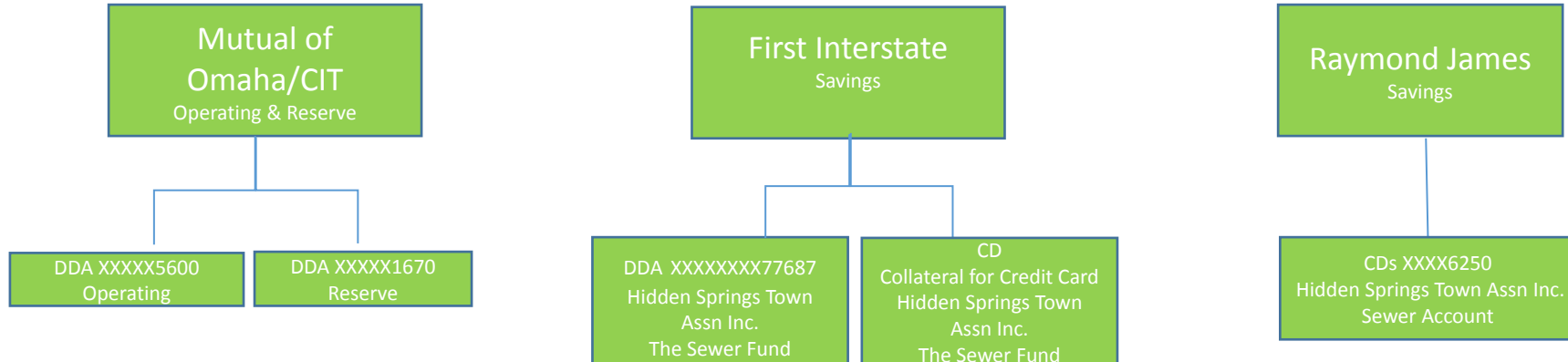
- Repairs and Maintenance, Equipment, Inspection and Cleaning significantly under budget
- Contract Operations close to budget at 103%
- Professional Services, Chemicals, and Supplies over budget

Note: Numbers require final reconciliation from AMI, our property management company.

HSTA Accounts

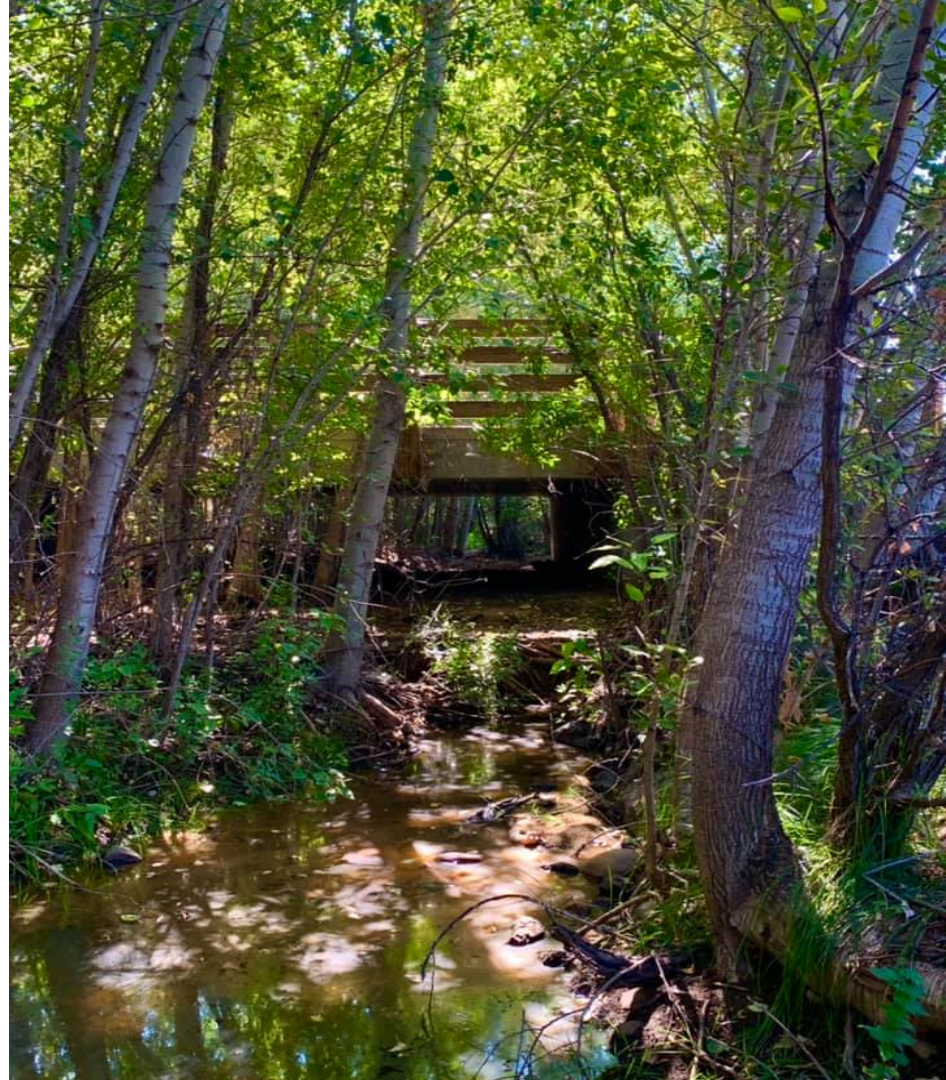


HSSC Accounts



2021 Reserve Study

Jeff Mousseau



Purpose of a Reserve Fund

- Provide for unexpected expenses and large-scale maintenance and upgrades
- Protect the association from financial default
- Avoid significant annual fluctuations in dues
- Apply a long-term planned approach



Purpose of a Reserve Fund

- The more financially significant the assets, the higher the reserve fund amount necessary
- Asset condition and age and immediacy of need affect the reserve fund amount
- Reserve can be funded by annual excess carryover or planned budget
- Best approach is a planned approach based on asset analysis
- 2021 reserve study conducted for HSTA and HSSC



Reserve Study Financial Plan

- **Physical inspection included items that have a remaining useful life of less than 30 years and value greater than approximately \$5,000**
- **A 3% inflation rate is assumed**
- **Goal is to keep reserve balance above a percent funded amount**
 - HSSC planned for 70% threshold funding
 - HSTA planned for 50% threshold funding



Reserve Study Assessment

- **Funding Assessment**

Based on a 30 year cash flow projection

- HSSC: Reserves appear inadequately funded and increased contributions and/or assessments are needed to meet future expenditures.
- HSTA: Reserves appear well funded and modest contribution increases are needed every 3 years.



Community Improvement Project

John Ahrens



Path to Execution

- **Step 1 - The Art of the Possible: Community Survey**
 - 140 residents participated in the survey
 - Survey results available at www.hiddensprings.com on the News from HSTA page
- **Step 2 - Town Council to Discuss Survey Results**
 - Discuss and determine next steps
 - Likely compile results and present as a community vote.



Path to Execution

- **Step 3 - Final Opportunity for Community Input**
 - Resident vote on projects with Town Council 2022 Election ballot
- **Step 4 - Execution**
 - Based on results, Town Council will review the top projects with staff and enter the research phase
 - Potentially form resident committees
 - Budgets
 - Schedules



Hidden Springs Brand Refresh

Jeremy Chase



Why a Brand Refresh

- **Utility:** Secondary logos and color palette
- **Consistency:** Unify the look across all touchpoints
- **Guidelines:** Provide brand standards for HSTA and partners when using our logo



How Will These be Used

- HSTA communication
- New Resident Packet
- Newsletter
- Social Media
- Website



Primary Logo & Fonts



IDAHO IDAHO

Adobe Caslon Pro - Semibold

Adobe Caslon Pro - Bold

Google Font Alternative: Buenard - Regular 400, Bold 700

EST. 1997

Copperplate - bold

Google Font Alternative: Balthazar



Secondary Logos

- Simplified design
- Scalable
- Ideal for social media
- Easier for smaller applications
- Color + one color versions



Expanded Color Palette

Primary Colors



#4b7436



#e7a222



#231f20

Secondary Colors

*Old Red
Barn*



#be1e2d

*Foothill
Sunset*

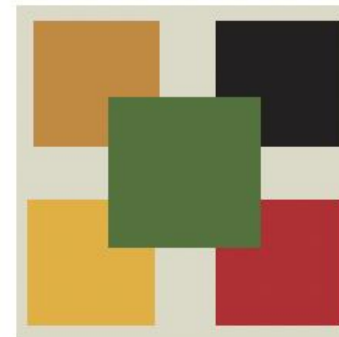


#c9872f

*Morning
Mist*



#dad7c5



Letterhead & Info Sheets



Name
Street Address
City, State, Zip

Dear Mr. Jones,

Lorem ipsum dolor sit amet, in nam oratio tation, at usu laudem sensibus contentiones, quis dicta expetenda eum ea. Vero deserunt consequuntur per ei, eu lorem vivendo molestie gri, in mel rationibus interesset. Timeam voluptua ea qui, no sed minim fulisset. Ridens sapientem vim ad. Nihil prompta iuvaret in quo. Eum dolor consuluat gloriatur te, ut diam cetero vix.

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Sincerely,
Your Name
Title

Phone: 208.229.2323
Fax: 208.229.2327

hsta@hiddensprings.com
www.hiddensprings.com

5876 W. Hidden Springs Dr.
Boise, ID 83714



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.

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.

Phone: 208.229.2323
Fax: 208.229.2327

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Flyer Templates



Open Space!

Over 810 Acres of Open Space
Miles of Trails
Dry Creek Corridor
Wild Life Habitats
The Orchard
Farm Fields

www.hiddensprings.com

BECOME A MEMBER OF THE OPEN SPACE COMMITTEE!
Interested residents can:

- Stop by the HSTA Office
- Attend an Open Space Meeting (held the first Tuesday of each month at 6pm in the community clubhouse)
- Visit www.hiddensprings.com/open_space/



"Heroes are people who say: This is my community, and it's my responsibility to make it better."
Former Oregon Governor Tom McCall

Tabloid



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8.5 x 11 Vertical



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www.hiddensprings.com

8.5 x 11 Horizontal



Infographics



Infographics

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.

Clogged pipes and pumps cost money to repair. In the case of lift station pumps, clogged pumps require significant maintenance to ensure the pumps are working properly. If they can't be repaired, they must be replaced, which costs even more money. The solution to this expensive problem is to make sure that only toilet paper is flushed down the toilet!

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.

- ❌ Diapers
(cloth, disposable, "flushable")
- ❌ Hair
- ❌ Toilet Bowl Scrub Pads
- ❌ 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 problems for wastewater treatment operators.
- ❌ Wash Cloths, Towels, Rags
Any cloth item
- ❌ Dental Floss
- ❌ Kitty Litter
- ❌ Napkins, Paper Towels
(Paper or cloth)
- ❌ Sanitary Napkins, Tampons, Condoms
Any non-organic materials
- ❌ Facial Tissues, Cotton Balls, Swabs and Pads



Safety

- Do not swim in the ponds
- Do not drink the reclaimed water. Reclaimed water is the recycled wastewater from the Hidden Springs Sewer which has been treated to remove solids and certain impurities, disinfected and then discharged to irrigate the common areas. Not intended for consumption.
- Do not climb the fences around the sewer ponds or allow your pets inside the fence
- 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.



Infographics

Types of Hidden Springs Hosted Community Events



Events

Community Events

Hidden Springs Town Association



*Dates, times and locations subject to change

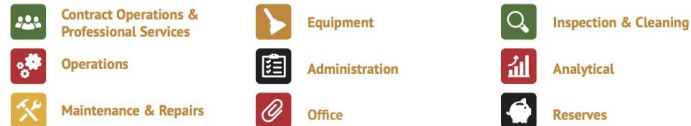


Infographics

What do HOA Dues Pay for?



Hidden Springs Sewer Company Expenses Paid for by HOA Dues





Information pertaining to the Hidden Springs Town Association (HSTA) and Hidden Springs Sewer Company (HSSC) provided by the HSTA to its members is not to be considered public information and may not be copied or further disseminated in any manner, including online via any website or social media platform.

Questions regarding content may be directed to the Town Council (towncouncil@hiddensprings.com) or to the Town Manager (hsta@hiddensprings.com)

Questions

Please limit your time to 3 mins

