



The News in Hidden Springs #154

May 5, 2022

OPEN TOWN COUNCIL POSITION FILLED

"The success of Hidden Springs is dependent upon the support and participation of every Owner in governance and administration" (3.1 - Master Declaration). The Town Council would like to announce that the open position on the board has been filled. The Association and Council would like to thank Jeffrey Mousseau for his years of service and dedication to Hidden Springs. And please join me in welcoming, Stephanie Wright who was appointed as Town Council Treasurer at a Special Meeting of the Town Council 4/25/22.

POLICY 500 / COUGAR FIELD REMOVABLE SOCCER GOALS – 30-Day Comment Period Ends May 11

In accordance with Policy 500, the second 30-day comment period for the resident proposed installation of two soccer goals in Cougar Field ends Wednesday 5/11/22. This is an amended project proposal for removable soccer goals to the previously proposed permanent goals in Cougar Field. The comment period is to allow members of the Association time to comment on the proposal, voicing support and/or concerns regarding this capital improvement. During this 30-day time period, please email your comments regarding the installation of soccer goals to hsta@hiddensprings.com. If you previously submitted and your comments and/or concerns have not changed, you do not need to resubmit.

Comments are not "votes" they are to indicate if you are in support of the project or if you are not. Following the 30-day comment period, the project advocate will meet with the Open Space Committee 6/7/2022 and also share the proposed project with the community at an upcoming Quarterly Informational Meeting (TBD July) to address community questions and concerns. Following the Informational Meeting the project advocate will meet with the Hidden Springs Town Council. Visit www.hiddensprings.com to review the site plan and comments received to date.

GREAT OUTDOORS OF HIDDEN SPRINGS Saturday May 14

The focus of the Great Outdoors is on our community's open spaces, conservation, farm, fire safety, the Dry Creek Historical Society and more! The Great Outdoors will be an afternoon of family fun with a little education! Hosted at the Community Barn from 3:30-6:30pm, we will have food and beverage trucks, music, farmstead tours, give aways, special guest Smokey Bear and educational booths with information on water conservation, community trails, Firewise initiatives and more!

SEWER LINE CLEANING May 16 through 22

Master Rooter Plumbing will be cleaning the sanitary sewer mainlines located under the streets in Hidden Springs Phase 6 (Dry Creek Meadow), the week of May 16-22. The cleaning activity should not affect your day to day use and will mostly go unnoticed other than the cleaning truck and camera truck moving along the road at times. Master Rooter will do this work during normal business hours, during the week.

VOLUNTEERS NEEDED FOR CRUISIN' HIDDEN SPRINGS CAR SHOW – Saturday June 18

The Association and Cruisin' Hidden Springs Car Show Committee needs your help! 20+ volunteers are needed as Road Closure Attendants during the day. Attendants must be 16+ years of age. If we don't have enough volunteers, we will not be able to host the event as planned. Visit the community website or go to [Sign Up Genius](#) directly to sign up!

SPRING REMINDERS

Rules in a homeowner's association are established to protect the safety and well-being of the members in the community, property values, and quality of life. This month, the HSTA would like to remind residents:

- **Trash bins** must be stored out of sight or properly screened with approved screening methods, and there are no exceptions for bins placed in alleys (RDG 2.15 and CC&R 6.5 Nuisances).
- **Boats, RVs, campers, and trailers** may be parked for short-term loading, unloading, and cleaning (72hrs) (RDG 2.11, CC&R 6.9 Vehicles and Equipment). We have noticed a lot more RV's and trailers parked longer than 72hrs, parked on lawns, blocking sidewalks and obstructing driver views.
- **Pet(s) (dogs, cats, chickens)** are not to roam freely off of your lot, remember to contain them, leash them, clean up their poop and properly dispose of the bagged feces! This includes the agricultural and farm fields, access roads

and around the community farm. Pet waste contains parasites that neighbors prefer not to have with their organically grown veggies! (CC&R 6.10 Animals/Pets). Please deposit filled bags in conveniently located trash receptacles located around the neighborhood. Please do not leave poop bags in piles for others to pick up. Additional trash cans were ordered summer 2021 and upon delivery will be placed at Humphrey's Trail at Schicks Ridge, Banker for either 7th or 8th Avenue Trail and by the Equipment Barn next to the community farm.

- **Motorized Off-Road Vehicles including E-bikes are NOT allowed on trails or in Open Spaces.** The use of motorized off-road vehicles (snowmobiles, dune buggies, motorcycles, all-terrain vehicles including E-bikes or any other type of motorize vehicle) are not permitted in Hidden Springs (or Cartwright Ranch) Open Space Areas and trails per the CC&R's, 3.1.9.3 Conservation Easement and 6.9 Vehicles and Equipment and the Conversation Easement Agreement Section 3.2.6. For more information about local trails, visit <https://trails.idaho.gov/> for public trail information, designation, vehicle-type, season, etc.
- **Trim trees and bushes for safety.** Take a look at the trees/shrubs in your front yard and street strip...Do they have low branches that are obstructing street signs? Vehicles? At pedestrian eye level? In some locations, limbs are very low and utility and service vehicles are breaking off branches and pedestrians are forced off the sidewalk and into the street to avoid injury. Property owners are responsible for all aspects of maintaining trees in the parking strip(s) adjacent to their home or lot; to include watering, fertilization, insect control, and pruning. Tree limbs over hanging the street should have 14 feet of vertical clearance. Sidewalks should have 8 feet of vertical clearance. Shrubs should be pruned to behind the sidewalk to not impede line of sight or impede pedestrians. Property owners are responsible for removing any diseased or unhealthy tree(s) with limited prospect for recovery, dying or dead tree (collectively "failing trees") and replacing them with a species of their choice from the parking strip approved trees list. This DOES NOT apply to trees the HSTA has the responsibility to maintain under agreements applicable to the development. These include the trees along Hidden Springs Drive from the Seaman's Gulch entrance to Park Lane Drive (the "public trees"). HSTA has full responsibility to maintain the public trees as well as parking strip trees adjacent to other HSTA owned property (refer to Policy 600).
- It's time to get those **Holiday Lights and Decorations** turned off and put away for the year. DO NOT light up the night sky continuously throughout the year or keep holiday lights on your home year-round. Hidden Springs is a "Dark Sky Community" and residents can refer to section 2.19 Exterior Lighting and the Residential Design Guidelines for details.

While we would love to visit with each resident in person regarding their property and issues of non-compliance, the office is not staffed to do so nor would it be fiscally responsible. We try to encourage homeowners to follow the rules that they have invested into, through education and friendly reminders (Covenant Reminder). Our hope is that homeowners abide by the governing documents with a reminder from time to time, without having to resort to enforcement (Covenant Violation and/or involving the HOA Attorney).

CONSIDERING AN IMPROVEMENT PROJECT?

Per the governing documents, improvements require design review as set forth in the Residential Design Guidelines, Section 5.0 and the CC&Rs Section 6.1. The Town Design Review Board meets monthly. Review dates and forms can be found on the website and/or emailed upon request. Submissions are due the Friday before the Wednesday meeting. This month (May) the meeting has been rescheduled to **Tuesday, 5/10/22**. Not sure if your project requires review, just call the Town Office. **Repainting your home?** If you are selecting new exterior colors for your home, complete and submit a Design Review and Exterior Color Selection form (available on the website or in the Town Office). Completed forms with paint chips can be dropped off at the Town Office any time. Please allow 10 working days for this process. If you are painting your home using the existing colors (not changing anything), you do not need approval.

HAPPENINGS IN THE NEIGHBORHOOD

GREAT OUTDOORS | 5/14/22

POOLS OPENING | Target date 5/23/22

COMMUNITY GARAGE SALE | 6/10 – 6/11/22

SUMMER CONCERT #1 | 6/11/22

CRUISIN' HIDDEN SPRINGS | 6/18/22

JULY 4TH PARADE, CELEBRATION & CONCERT #2 | 7/4/22

NATIONAL NIGHT OUT | 8/2/22

END OF SUMMER CONCERT #3 | 8/26/22

Working on your behalf, The Hidden Springs Town Association Town Council and Staff