



The News in Hidden Springs #159

July 14, 2022

THANK YOU HIDDEN SPRINGS FOR A WONDERFUL 4TH OF JULY CELEBRATION!

The Association would like to thank everyone in the community for helping us...all the volunteers who helped the day of the event, the teens who served as inflatable attendants, the Stanislaw's who graciously donated water and electricity and all the parade participants, this even would not have been possible if it weren't for your support!

N. HUMPHREYS WAY CLOSED BETWEEN W. MINERS FARM DR. AND W. FARM CT. JULY 11-29.

Hidden Springs Town Association (HSTA) has contracted with Xylem Dewatering Solutions to install an 8" reuse irrigation water line along Ranch Field. Upsizing the irrigation line from a 4" to an 8" main will allow us to irrigate the field all the way from N Humphreys Way to Border Trail (trail along property line between Cartwright Ranch and Hidden Springs). Crews will begin working 7/11 with a current completion date of 7/29/22. **N. Humphreys Way will be closed between W. Miners Farm Dr. and W. Farm Ct. during the course of this project.** Please use caution along the trails and access roads in the area and avoid the construction area until the project is complete.

HIDDEN SPRINGS POOL MAINTENANCE JULY 18-19

The **Clubhouse Pool will be closed Monday July 18 and Tuesday July 19.** The Association is having the pool deck and furniture power washed and the water refreshed (Pool drained, refilled and chemicals rebalanced). The Clubhouse pool will reopen on Wednesday. The **South Meadow Pool will be closed Monday July 18 until 1:00pm.** The Association is having the pool deck and furniture power washed.

WATER CONSERVATION AND YOUR LANDSCAPE

The Association has noticed a few residents have altered their front yard and street strip landscape without approval from the Town Design Review Board. The Board is happy to review and is supportive of plans to reduce the ratio of lawn to shrub beds and/or a xeriscape design provided the plans meet the requirements in the Residential Design Guidelines. The Association has hired Stack Rock Group to develop xeriscape design guidelines to help residents as they develop their landscape plans/remodel designs. These guidelines will be added as an Addendum to the Residential Design Guidelines. In the meantime, a few requirements to keep in mind:

- The front yard area on each Homesite must be landscaped with approved plant materials which augment the adjacent street landscape. Lawns utilizing an approved seed or sod are encouraged. Gravel, lava rock, or extensive paved surfaces will not be permitted (Section 2.8 Landscaping and Plant Materials).
- Each Owner shall landscape and irrigate the parkway in front of their Homesite utilizing an approved sod. Gravel, lava rock, or extensive paved services will not be permitted (Section 2.8 Landscaping and Plant Materials).
- Artificial or synthetic grass, all rock, gravel or concrete yards and/or street strips are not permitted.

Residents can find tips on how to conserve water as well as sustainable landscaping by visiting <https://mywater.veolia.us/idaho/water-in-my-area/smart-lawn-maintenance>. A few quick tips:

- Reduce the number of days or the length of time you water.
- Water before 9am not during the heat of the day. You'll lose 50% to evaporation.
- Check your sprinklers to make sure they are hitting where you want them to vs. the sidewalk.
- Everyone in Hidden Springs has a smart meter that tracks water usage every hour. Sign up for an online account through <https://mywater.veolia.us/idaho/my-account/create-online-account>. All you need is the information on your bill, and you can track your usage and set conservation goals.

BIKE PARK UPDATE

Construction of the new jump lines began Tuesday, 7/12/22. Please steer clear of the bike park while the excavator is operating. The park will be closed to riding during construction. If you would like to watch the construction please do so from a safe distance. Volunteer opportunities will be coming soon. Help is needed with on-going maintenance, including: sculpting/maintaining dirt features; mowing/weed-eating; and watering. If you are interested in helping, please send a message to: hsbikeareacommittee@gmail.com. No experience is necessary. Thanks for your cooperation!

GIVE A PINT OF BLOOD Thursday September 8th

- Valley Pies of Hidden Springs is sponsoring a Blood Drive on Thursday, September 8th from 12:00 to 5:00 pm at the Community Club House, 5525 W. Hidden Springs Dr. Please sign up at <https://www.redcrossblood.org/> (code: HiddenSprings) and help us support this great cause.

SUMMER REMINDERS

- **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)
- **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. Dog poop was found in the compost and row crops last week. Pet waste contains parasites that neighbors prefer not to have with their organically grown veggies! (CC&R 6.10 Animals/Pets).
- **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).

The Master Declaration of Covenants, Conditions & Restrictions (CC&Rs) and Residential Design Guidelines (RDG) detail the obligations and responsibilities of all Hidden Springs' property owners, residents as well as the duties and responsibilities of the Town Council and HSTA. Below are just a few reminders based on CC&R courtesy reminders issued recently:

HAPPENINGS IN THE NEIGHBORHOOD

TOWN COUNCIL MEETING | 7/19

TOWN DESIGN REVIEW BOARD MEETING | 7/20

NATIONAL NIGHT OUT | 8/2

SUMMER CONCERT #3 | 8/26

SUMMER CONCERT #4 | 9/10

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