



# The News in Hidden Springs #160

August 4, 2022

## N. HUMPHREYS WAY CLOSED BETWEEN W MINERS FARM DR AND W FARM CT JULY 11-AUG 7

Xylem Dewatering Solutions is almost finished with the installation of the 8" reuse irrigation water line along the Ranch Field. The irrigation line was upsized from a 4" to an 8" main to allow us to irrigate the field all the way from N Humphreys Way to the Border Trail (trail along property line between Cartwright Ranch and Hidden Springs). Crews should be finished by the end of the week. **N. Humphreys Way between W. Miners Farm Dr. and W. Farm Ct. should reopen sometime tomorrow. Note, the road will be closed again for a ½ day in the future when Xylem is able to schedule asphalt repair and patch.** Please continue to use caution along the trails and access roads in the area and avoid the construction area until the project is complete.

## LATE NIGHT TRESSPASSING AT THE COMMUNITY POOLS

The Town Office continues to receive reports with documented security camera footage of late-night trespassing at the community pools. Minors can be seen climbing over the fence, yelling, screaming, diving and doing back flips into the pools. **The pools close at dark or 10:00pm whichever occurs first.** This is posted on signage at the pools and noted in the rules for the facility. Please feel free to stop in to take a look at the pictures to help us identify the teens. There are residents living near the pools who would appreciate the community's effort and support reminding teens in your household of the pool rules, hours and their impact on others.

## MINI WHEELS IN THE NEIGHBORHOOD (Golf Carts, UTV's, Electric Bikes, Scooters, Mopeds etc.)

Per the Ada County Sheriff's Department, Golf Carts and Utility type vehicles or UTV's MUST be operated by a licensed driver, display a slow-moving vehicle emblem, and cannot be operated on road(s) where the speed limit is posted at 35 mph or greater. A number of concerned residents have stopped into the Town Office to report that minors are unsafely operating golf carts, UTV's, electric bikes, scooters and mopeds on streets, in alleys and speeding down sidewalks. Please take a moment to discuss safety with young and newly licensed drivers sharing the sidewalks and roads with others. The purpose of this note is to raise awareness with the goal of keeping safety top of mind.

## HIDDEN SPRINGS SEWER COMPANY CAPITAL IMPROVEMENTS AND UPGRADES FEE 2022 Due 8/15/22

Reminder, the Sewer Company Capital Improvements and Upgrades Fee for 2022 is due 8/15/22. If you need a copy of the letter, your statement and payment instructions (mailed mid-July), please contact the Town Office and copies can be emailed to you. Please visit the community website for more information to include, an explanation of the history of the Hidden Springs Sewer Company, Management and Operation, Wastewater Treatment Facility Specs in 1998 Through Today, What Has the Town Council Done on Behalf of Customers, Sludge Removal, Reuse Water and Funding for Capital Improvements and Upgrades, Sludge Removal and Reserves, the Capital Improvement and Upgrades Sewer Company Fee 2022 and 2023 and CC&R sections related to sewer fees for both Hidden Springs and Cartwright Ranch Town Associations.

## TOWN COUNCIL MEETING Tuesday 8/23/22 7:30pm Community Clubhouse

Hidden Springs Sewer Company business will be addressed first and open to both Hidden Springs and Cartwright Ranch. Hidden Springs Town Association business will be addressed second followed by an executive session (if needed) to address, personnel, bid review, contract negotiation, consult with legal counsel, ongoing or potential litigation, individual member violations and/or delinquent assessments.

## POLICY 500 / HS ORCHARD DISC GOLF COURSE Next Steps

On 7/18/22, the Open Space Committee reviewed the proposal and comments received during the 30-day comment period. The Committee voted to support the proposed project and recommend it be presented to the Town Council for consideration. Kahle Becker and Blake Bybee, project advocates will be presenting the proposal to the Town Council at the regularly scheduled Town Council meeting 8/23/22. Residents in support of the project or against the project are encouraged to attend to share your support, thoughts and concerns before the Town Council.

## CC&R'S - IMPORTANT REMINDERS!

The rules in a homeowner's association are set to protect the safety and well-being of the members in the community, property values, and quality of life. It's important for members to respectfully follow the CC&Rs, Bylaws and Community Rules. If residents are interested in updating or revising the governing documents, please refer to Policy 500 or contact the Town Office for more information. This month, the HSTA would like to remind residents:

- Your **recreational vehicle can ONLY be parked in your driveway or the street in front of your house for short-term** loading, unloading and cleaning (no more than 72 hours), Section 6.9 pg. 38. Hidden Springs is not a camp ground. **Recreational vehicles are not to be occupied, lived in etc.**, Section 6.9 pg. 38.
- **Leash and control your pets**, Section 6.10 pg. 39.
- **Water, weed and maintain your front, back and side yards (this includes residents with alley load homes)**. Also, remove weeds from the sidewalk, curb and gutter adjacent to your property, Section 6.3 and 6.4 pg. 36-37.
- With the exception of the night before and day of pick up, **trash cans** are to be stored in your garage, screened from view by fencing, walls or landscape, Section 6.5 page 37, Article 2.15 in the Residential Design Guidelines pg. 2-34.
- **Do not dump your grass clippings, branches, compost or any other debris onto ANY part of Hidden Springs' property**, Section 6.5 pg. 37.
- **Homeowners may not extend any landscaping, gardens or garden boxes, place materials behind your fence, or rake plant materials off your property into the open space.** This is common area owned by all Hidden Springs residents and is not part of the property you purchased.
- **Dead trees and/or shrubs** in your yard? Remove and replace, Section 6.3 and 6.4 pg. 36-37.
- **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.

While we would love to visit with each resident in person regarding their property and 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 our Association's rules and regulations, without having to resort to enforcement.

Following the 2014 Homeowner's Association legislation, the Idaho Legislature recently adopted Senate Bill 703 which went into effect July 1, 2022, as Idaho Code § 55-3201 et seq. This legislation further outlines allowed conduct by Homeowner's Associations and how it relates to CC&R enforcement, violations, due process, notice requirements, limitations on fines, and subsequent attorney's fees. The Association's CC&R Enforcement Procedure has been updated in accordance with the new Idaho Code § 55-3201 et seq. and can be found on the community website.

### GIVE A PINT OF BLOOD Thursday 9/8/22

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.

### HAPPENINGS IN THE NEIGHBORHOOD

TOWN COUNCIL MEETING | 8/23

TOWN DESIGN REVIEW BOARD MEETING | 8/24

SUMMER CONCERT #3 | 8/26

SUMMER CONCERT #4 | 9/10

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