



# The News in Hidden Springs #170

May 3, 2023

## NEW COMMUNITY WEBSITE

The Association launched a new website last week! Designed by Paul Frantellizzi, FFIL and Derrick Lawter, Funnel Construction, the new site is home to the same wealth of community information with easy navigation, user centered content, responsive and mobile friendly. Integrated with the new website is a community event calendar, easy direct HOA fee payment link to C-Property Pay, ability to share community photos along with an updated email and text messaging platform. Please visit [www.hiddensprings.com](http://www.hiddensprings.com) and register today! Once you create an account you can opt in for emails and text messages in your account profile.

## HIDDEN SPRINGS SWIM CLUB 2023 – Register Now!

Registration is going on now and spots are filling fast with only 45 spots remaining until the Swim Club reaches capacity (125 swimmers). Registration is open now through 5/15 for Hidden Springs residents and opens to Cartwright Ranch residents on 5/16 until the Club reaches capacity. Find more information, the registration form and waiver on the website under Community/Community Amenities. Once the season is underway, practice will be at the South Meadow Pool, Monday through Friday mornings from 9:00am until 12:00pm, 6/1 through 7/28. **The South Meadow Pool is unavailable for other uses during this time.**

## GIVE A PINT OF BLOOD Thursday 5/4

Valley Pies of Hidden Springs is sponsoring a Blood Drive on Thursday, 5/4 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.

## SEWER COMPANY OUTBUILDING PUBLIC MEETING Wednesday 5/17

You might recall mention (refer to Sewer Company Meeting Minutes 2022-2023 and the 2022 Annual Report) of the Outbuilding for housing flow and chloride content meters along the main sewer line from Cartwright Ranch prior to the connection to the main sewer line in Hidden Springs. Prior to submittal of a development application, Ada County Code requires a meeting between the applicant and neighbors within a 300' radius of the project. Residents within the radius received a letter from Hillside Architecture. All interested residents are invited to attend the meeting, Wednesday 5/17 at 6:30pm at the Hidden Springs Community Barn.

## GREAT OUTDOORS OF HIDDEN SPRINGS Saturday 5/20

An afternoon of family fun and a little education about the community's open spaces, conservation, farm, fire safety, the Dry Creek Historical Society and more! Hosted at the Community Barn from 2-5pm, there will be activities, Pump Track Demo with Braydon Bringhurst at the Bike Park, music, food trucks, farmstead tours, give aways and more! Find more information on the website under News & Events/Events Calendar. For volunteer opportunities contact Pam Peters, [atm@hiddensprings.com](mailto:atm@hiddensprings.com).

## TOWN DESIGN REVIEW IMPROVEMENTS & REVIEW DATES

Reminder, **ALL proposed exterior improvements** (new or changes to existing) to home and landscaping must be reviewed and approved by the Town Design Review Board per the governing documents, Residential Design Guidelines, Section 5.0 and Master Declaration of Covenants, Conditions & Restrictions 6.1 and 10.47. This is not a new process or procedure and has been a requirement since the governing documents were drafted in 1997. The Town Design Review Board meets monthly with the next meetings scheduled for 7:00am on 5/16, 6/13, and 7/11. Find review dates and forms on the website under Community/Town Design Review Board.

## OPEN SPACE REMINDERS

**No dumping, placing or storing trash, garbage or other debris** in Hidden Springs Open Space parcels.

**Do not extend landscaping or improvements beyond your property** into Hidden Springs Open Space parcels. All improvements (trampolines, hammocks, play sets, garden boxes etc.) and landscaping materials including sod, grass

clippings, weeds, rocks, gravel, lumber or other similar materials must remain inside the residential lot. Refer to CC&R section 5.2 Use of Conservation Area, 5.5 Damages and 6.6 Nuisances.

**Motorized Off-Road Vehicles including E-bikes are NOT allowed on trails or in Open Spaces.** The use of motorized off-road vehicles (trucks, trailers, snowmobiles, dune buggies, motorcycles, all-terrain vehicles, golf carts, E-bikes or any other type of motorize vehicle) are not permitted in Hidden Springs 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.

**Damage to and/or Dumping in Open Space.** Per the governing documents, should any damage(s) occur including removal of dumped items or debris, or restoration be required on an Open Space parcel as a result of miss use, the cost shall be a Limited Assessment against the owners Lot. Refer to section 5.5 Damages and Section 3.1.8.1 Operation and Maintenance of Common Area, Restricted Area and Maintenance Property.

#### RECYCLED IRRIGATION WATER

The Association has pressurized the community irrigation for the 2023 season. In the community, 75% of the HSTA's green common spaces are watered with recycled water from the wastewater reclamation facility with the remaining 25% watered with VEOLIA water. Residential lots are NOT connected to the recycled water system. If you need assistance with turning on your irrigation or with your sprinkler system, please contact a landscape professional.

#### **Important reminders regarding the recycled irrigation water:**

- Do not drink the reclaimed water. Reclaimed water is recycled wastewater from the Hidden Springs Sewer which has been treated to remove solids and impurities, disinfected and then discharged to irrigate the common areas. The water is NOT intended for consumption.
- Do not let your children or pets run through the sprinklers while they are activated. To help minimize the contact between the recycled water and residents, the HSTA attempts to irrigate as much as possible between the hours of 8:00pm and 8:00am. However, some areas like the farm fields and the orchard may be irrigated during the daytime hours in which case the residents are asked to avoid contact with the recycled water during the application times.
- Please report broken sprinklers to the HSTA. Text location and picture to 208-447-9427

#### HAPPENINGS IN THE NEIGHBORHOOD

**OPEN SPACE MEETINGS** | 6/6

**DESIGN REVIEW MEETINGS** | 5/16 | 6/13

**TOWN COUNCIL MEETINGS** | 5/23 | 6/20

**COMMUNITY GARAGE SALE** | 6/2 & 6/3

**CRUISIN' HIDDEN SPRINGS** | 6/17

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