



The News in Hidden Springs #174

July 7, 2023

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 and Alsobrook families who graciously donated water and electricity and all the parade participants, this event would not have been possible if it weren't for your support!

CONSTRUCTION STARTING ON EMPTY LOT ON W HIDDEN SPRINGS DR

Crestpoint LLC will begin construction soon on the second half of the Marketplace building with additional commercial and residential units located on W. Hidden Springs Dr., currently the empty lots between the original Marketplace building and the patio homes. Crestpoint and their subcontractors understand that construction can cause hassles and headaches for neighbors and will make every effort to be clean and courteous as well as maintain a safe jobsite. They ask that parents please enforce the following safety rules with children in regards to the construction site:

- Please stay clear of the construction site and work area;
- Please never touch power tools of any kind;
- Please do not climb on any piles, bit lumber, insulation or equipment;
- Please do not play near or in trash piles or dumpsters.

TREE WORK AHEAD

Done Rite Tree Co., will be working in the community 7/10 through 7/12 to remove diseased willows in Meadow Lark Park (on N. Humphreys), Parklane Park, the Clubhouse Park and the Orchard. Done Rite will also be doing some structural pruning in 5th Avenue Park and the Clubhouse Park as well as Parson's Trail between W Hidden Springs Dr. and W Parsons Dr. Senske will be treating Sycamores in Phase 6 for Anthracnose as well as installing 2 replacement Autumn Blaze Maples, repairing irrigation and replacing turf in the parkway adjacent to open space on N 12th Ave the week of 7/17/23. Please use caution around the trucks and equipment and avoid parking on these streets blocking access to work area(s) during the days/dates noted above.

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 and the importance of 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.

YOUR SEWER SYSTEM

Hidden Springs Sewer Company cleans and inspects the sewer mainlines routinely. Phase 6 and Phase 8 were cleaned last month. Master Rooter has found a significant accumulation of fats and built-up grease in many of the lines cleaned in Phase 1-8 as well as the recent cleaning of the Phase 8 lift station. Please visit the community website for detailed information regarding what SHOULD and SHOULD NOT be put down your drains. The Sewer Company is responsible for the sewer mainlines from the point of connection, usually located in the right of way at the property boundary. And homeowners are responsible for their sewer infrastructure on their property. Every home is connected to the mainline at a point of connection usually located in the right of way at the property boundary. Buildup, debris left over from construction and even tree roots can cause back-ups as well as be extremely destructive to your plumbing pipes. The special offer Master Rooter extended to Hidden Springs Residents this summer ends 7/31. Master Rooter will camera inspect individual residence mainlines from exterior clean outs to the sewer main for \$159 a home, the normal rate for this service is \$264. To take advantage of this special offer, call 208-888-9191 and schedule your inspection and cleaning now.

BOISE FARMERS MOBILE MARKET/VEGGIE VAN

The Boise Farmers Mobile Market/Veggie Van is back in Hidden Springs again this year! Please note the new time, **Wednesday mornings from 10-11am**. The van parks on W. Hidden Springs Dr. next to the Village Green. Watch for Fresh Sheets posted weekly on NextDoor and the Hidden Springs Town Association Facebook page highlighting fresh seasonal produce from local farms available each week on the Van!

SUMMER REMINDERS

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 (Newsletters and Covenant Reminder). Our hope is that homeowners abide by our Association's rules and regulations, without having to resort to enforcement through violations or legal action.

- 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.

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.

HAPPENINGS IN THE NEIGHBORHOOD

TOWN COUNCIL MEETINGS | 7/18 / 8/22

DESIGN REVIEW MEETINGS | 7/11 | 8/15

NATIONAL NIGHT OUT | 8/1

OPEN SPACE MEETINGS | 8/3

SUMMER CONCERT #2 | 8/25

DCHS OLD TIME FARM DAY | 9/17

SUMMER CONCERT #3 | 9/23

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