



The News in Hidden Springs #178

October 10, 2023

COMMUNITY SURVEY RESULTS

THANK YOU to those who completed the survey. The results can be found on the community website under the Residents tab. The Town Council wanted to hear from the community on existing operations and amenities, what members value versus what may not be so highly valued; what members may want to cut back on or spend more on to see improvement(s). The survey questions were inspired by feedback and comments from the Open Space Committee, Farm Leadership Committee and members in attendance at monthly Town Council Meetings and the Annual Member Meetings. Thank you for taking the time to complete this survey! As the Town Council begins preparing the 2024 budget, they will take the responses and feed-back into consideration as they make plans for the future

FALL HOME DECORATING CONTEST!

The annual Home Decorating Contest kicks off 10/15. Remember to vote for your favorite, with ballots due by noon on 11/1! One ballot per household. Official ballots will be available at the Town Office and at the Scarecrow Ballot Box located on the fence at the corner of W. Miners Farm and N. Humphreys Way. Winners (1st, 2nd and 3rd) will be announced 11/4.

SCARECROW BUILDING AND CONTEST

Remember to drop off your completed scarecrow(s) at the Town Office (during posted office hours) this week. Scarecrows will be on display along the agricultural field fence 10/14-11/5 (W Hidden Springs Dr. and N Humphreys Way). Ballots will be available at the Town Office and at the Scarecrow Ballot Box which will be located on the fence at the corner of W. Farm Court and N. Humphreys Way. Remember to vote for your favorite, with ballots due by noon on 11/1! One ballot per household. Winners (1st, 2nd and 3rd) will be announced 11/3. Those who wish to keep their creations, PLEASE remove them by end of day Sunday, 11/5. The Association will remove and dispose of any unclaimed scarecrows on 11/6.

PROPOSED BYLAW REVISIONS

The 30-day Comment Period ends, Thursday 10/12/23. The HSTA Bylaw Revision Committee was appointed earlier this year by the Town Council to research updating the Bylaws to address concerns raised by legal counsel as well as identify ways to conserve resources. The Committee operates under the direction of the Town Council with administrative support from Association Staff. The Committee collaborated with legal counsel to prepare amended Bylaws for your consideration. The amended document is now being shared with the community for a 30-Day Comment Period to allow members to review and comment on the revisions. For more information, and to review the Bylaws, please visit the community website, the Community tab and the Governing Documents page.

RESERVE STUDIES Q & A WITH NORTH STAR RESERVES 11/6

The Association's budgets (HOA and Sewer) include both short-term and long-term financial planning. The operating budget funds day-to-day expenses (regular maintenance and small repairs under \$5K). The annual reserve contribution is based on funding recommendations from the reserve study and annual financial review. The reserve study is used for long-term financial planning to maintain the fiscal health of an organization(s). The study provides a current estimate of the costs of repairing and replacing major common area components over the long term. Join us for a Q&A Zoom Meeting with North Star Reserves, 11/6 from 6-7pm. More information and a link to register for the meeting can be found on the community calendar.

POLITICAL SIGN REMINDER 10/8 through 11/9

Political signs ("political sign" means any fixed, ground-mounted display in support of or in opposition to a candidate for office or a ballot measure.") Per Idaho Code (55-3209), signs are permitted on a lot for no more than 30-days prior to an official national, state or county election. No more than three signs can be placed on an owner's property and not on parking strips, sidewalks, streets, or Association common land. The maximum size of any political sign is not to exceed 20" x 24" or 480 square inches. Signs must remain presentable and in good condition throughout the 30-day

placement period. Damaged or vandalized signs must be removed immediately. Signs must be removed following the election. All signs not defined as a political advocacy sign will remain in violation of CC&R section 6.19. Per ACHD, signs must be placed 40 feet back from an intersection in order to not obstruct a driver's view of the road. Signs cannot be affixed to signal poles, traffic signs, or any other public road infrastructure. Signs cannot be in roadway landscaping, including medians, roundabouts or between the curb and a sidewalk. Signs cannot be placed on someone else's private property without permission from the property owner. (Policy 1200, Idaho Code 55-3209, ACHD 5104.3).

TREE WORK AHEAD & SPECIAL OFFER 11/1 through 11/22

Trees that the Association has the responsibility to maintain (refer to Policy 600 Parking Strip Trees) are in need of maintenance (structural pruning and shaping, removal of dead wood, limbing up for clearance). Done Rite Tree Company will be working on the trees 11/1- 11/22 from dawn to dusk. **Please avoid street parking on Hidden Springs Drive as well as parking strips throughout the community adjacent to common areas.** This maintenance will improve tree health, provide for vehicle and truck clearance, and reduce weight before winter storms.

Please take a moment to look at your parking strip trees. Do they have low branches that are obstructing street signs? Vehicles? Branches at pedestrian eye level? With the record rainfall this spring and summer, trees experienced a lot of growth this season. On many streets homeowner limbs are very low, utility and service vehicles are breaking off branches hanging too low in the street 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 overhanging 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 pedestrians. The Association has the responsibility to maintain the trees along Hidden Springs Drive from the Seaman's Gulch entrance to Park Lane Drive (the "public trees") under agreements applicable to the development as well as the parking strip trees adjacent to other Association owned property (refer to Policy 600). As noted above, the Association has hired Done Rite and crews will begin working 11/1.

Done Rite has extended a special offer to Hidden Springs residents. Hidden Springs residents that schedule tree work with Done Rite, Nov 2023 – Feb 2024 will get a 10% discount. Please check your trees especially those in your parking strip that may need attention this winter. Done Rite Tree Co. 208-362-0246

INTERESTED IN VOLUNTEERING FOR THE 2024 TOWN COUNCIL?

It is that time of year again! We are in search of homeowners interested in taking an active role in guiding the community. Interested candidates who can devote 15+ hours a month are encouraged to contact the HSTA office for more information or to speak directly with a current Town Council member. The Notice of Intent to Stand for Election form for the 2024 Town Council is available on the community website. Refer to Article 4 and 5 of the Bylaws for Town Council Powers, Duties and Officer Responsibilities. The Notice of Intent to Stand for Election and a Candidate Statement must be submitted to the Association no later than Thursday, 11/2 by 6:30pm.

HAPPENINGS IN THE NEIGHBORHOOD

TOWN COUNCIL MEETING | 10/17 (Zoom Registration and Agenda linked in Community Calendar)

TRUNK OR TREAT (Hosted by CRTA) | 10/28

RESERVE STUDIES Q&A MEETING | 11/6 (Zoom Registration and Agenda linked in Community Calendar)

TDRB MEETING | 11/7

OPEN SPACE MEETING | 11/8

HOLIDAY TREE LIGHTING | 11/17

TOWN COUNCIL MEETING | 11/27 (Zoom Registration and Agenda linked in Community Calendar)

JOLLY HOLLY HOLIDAYS | 12/9

ANNUAL MEMBER MEETING | 12/12