



Dear New Resident,

Welcome to beautiful Hidden Springs, Idaho, and congratulations on your decision to become a part of our very special community. Hidden Springs has many amenities to offer our residents, from our wide-open rural trails to a cold beer at the Merc, but the most valuable amenity is the friendly and caring residents who call this area home. Hidden Springs has attracted a diversified population to the beautiful Dry Creek Valley and each resident brings a unique and special personality with them.

The Hidden Springs Village offers our residents a convenient post office, general store and restaurant in the Dry Creek Mercantile, as well as a community library, a selection of commercial businesses and offices, a preschool, elementary school and a manned fire department. Outside of the village our residents will find the Clubhouse, which has a popular community swimming pool and workout facility. The South Meadow pool, located on Hidden Springs Drive is our salt water based pool, which is set up for lap swimming, swim races, leisurely swimming with the family and bar-b-ques on the grass. The Community Barn, nestled back in the trees along side the creek takes advantage of the fact that Hidden Springs was developed along the Dry Creek corridor and was the site of a circa 1860's farmstead which has become an Idaho historical site and is the perfect compliment to our community farm. The community farm is an organic working farm that produces vegetables and herbs for the shareholders, [of the farm] and patrons of the Merc.

Of course don't forget about the 800 acres of open space, after all that is what separates Hidden Springs from other communities. It is this permanent open space, which consists of maintained parks and playgrounds, the orchard, natural wetlands, wildlife habitat, agricultural fields, the Dry Creek corridor and all of the surrounding natural foothills that gives Hidden Springs the character it has. Our residents are encouraged to enjoy the extensive trail system that exists in the area as well as simply enjoy the beautiful scenery as the setting sun creates deep shadows in the surrounding foothills.

We here at the Hidden Springs Homeowners Association, [HSTA] strive to be the best community in all of Idaho. We support the founding principles of a rural community developed around an agricultural heritage with a small town friendly feel. It is our goal work diligently to protect each resident's quality of life and value within the community.

Welcome to the community!

Sincerely,

Colten Tippetts
Hidden Springs Town Manager
5890 W Hidden Springs Dr
Boise, Id 83714
(208) 229-2323 ext 32 cell 447-9427



HIDDEN SPRINGS FOUNDING PRINCIPLES

RURAL CHARACTER AND FARMING TRADITIONS: We will maintain the 135-year old farm and rural traditions of the area.

SMALL TOWN: Traditional neighborhood design will be the foundation for the small-town lifestyle.

NATURAL ENVIRONMENT: We are passionate about respecting and cherishing the natural environment.

TRADITIONAL HOMES: We will design and build homes that are comfortable and long-lasting; homes that will use energy and resources efficiently and responsibly.

QUALITY OF LIFE AND HEALTHY LIVING: We have set aside, and will care for, large and diverse areas for outdoor living and recreation.

EDUCATION: We believe quality education starts at home, and we will support neighborhood schools and lifelong learning opportunities.

DIVERSITY: We will offer a variety of homes so that people of many ages, incomes, and backgrounds can live at Hidden Springs.

VALUE AND VALUES: We will create a community that will provide enrichments, enjoyment, and value for many generations to come; a place where you will be proud to watch your grandchildren grow up.