



# The News in Hidden Springs #149

January 6, 2022

## HAPPY NEW YEAR HIDDEN SPRINGS!

### Q1 2022 HOA ASSESSMENTS WERE DUE 1/1/2022

- Q1 2022 HOA and Sewer Assessments are due 1/1/22 and delinquent if not received by 1/10/22. Residents are always welcome to drop payment off at the Town Office. Q1 2022 payments will be taken to Association Management Inc. after 5:00pm, 1/10/22. Payments received after 1/10/22 are subject to late fees.
- Please note that there is a 10% Sewer Assessment increase, \$64 more a year/\$16 more a quarter. Remember to adjust any scheduled online auto payments to the new amount per quarter \$446.
- Wondering how your HOA and Sewer Assessment are used? The Hidden Springs Town Association and Hidden Springs Sewer Company Annual Reports are available on the community website. The reports include financials (actual/budget), projects completed in 2021 and what's coming up in 2022. Please remember, the information provided by the Association to its members is not to be considered public information, and may not be copied or further disseminated in any manner, including online via any website or social media platform.

### SNOW REMOVAL

- It is the responsibility of the Hidden Springs Town Association to keep the sidewalks clear of snow in front of property owned by the Town Association (common areas) and the condominiums **ONLY**. The Association will perform snow removal whenever the accumulation of snow is equal to or greater than 2-inches.
- It is the responsibility of individual homeowners to keep the snow and ice removed from the sidewalk(s) in front/adjacent to their own homes. Ada County Highway District Ordinance 190 Section 10 states, that property owners should keep sidewalks adjacent to their property reasonably free of snow and ice.
- When clearing, place the snow on your property or in the parkway/street strip between the sidewalk and the street. Please do not push the snow into the street and/or gutters. Adding more snow to what has already naturally fallen on the street can block or overwhelm the storm drains once the snow begins to melt.
- To help mitigate potential flooding, remember to check and clear gutters and storm drains of debris, snow and ice.

### WINTER FITNESS ROOM USE

- It's important in the winter to do our best not to track mud and ice melt into the Fitness Center. It is very damaging to the equipment.
- The cost to the community each time a belt or deck needs to be replaced is very expensive. Please bring an extra pair of work out sneakers in case you forget your "inside shoes" there is a shoe scraper at the front door of the Clubhouse.
- Thank you for helping us keep the fitness center and equipment in optimal working condition.

### WINTER TRAIL USE

- Wet weather conditions often mean muddy trails! We encourage residents to make responsible decisions when considering hiking and biking community trails. It is very easy to find yourself on trails that you shouldn't be on during the winter.
- If you are leaving tracks, walking off-trail to avoid mud or finding a lot of "trail" stuck to your shoes, boots or tires, it is too muddy. Turn around to save trails from damage, erosion and countless volunteer hours in repair.
- Current trail conditions are available daily at [www.ridgetorivers.org](http://www.ridgetorivers.org).

### SEASONAL WILDLIFE TRAIL CLOSURE

- Reminder, Landslide Loop Wildlife Management Seasonal Closure is in effect from 12/1/2020-3/31/2021.
- Signs are posted and coincide with Avimor for consistency in the region. Please respect these trail closures.
- These closures are agreed upon by all the trail and land managers in our area including: HSTA, Avimor, BLM, Ada Co. IDF&G and R2R and will really help wintering wildlife in our area. Honoring the closures will also help our efforts for future trail corridors through important wildlife areas.

### HIDDEN SPRINGS SOCIAL EVENTS COMMITTEE

- HSTA is looking for residents interested in forming a social events committee. The focus will be to assist with organizing fun and engaging events for our community.
- If you are interested in getting involved and learning more, please contact Pam Peters, Assistant Town Manager 208.229.2324 or [atm@hiddensprings.com](mailto:atm@hiddensprings.com). We'll plan on scheduling our first meeting at the end of January

### SIDEWALK REPAIR

- ACHD was out this summer flagging sidewalk tripping hazards for repair. ACHD's contractor will begin grinding the trip hazards this week. Work is very weather dependent and the contractor will not be working on days with precipitation or snow. Visit [www.hiddensprings.com](http://www.hiddensprings.com) to view the map and hazards to be addressed.

### STREETLIGHTS

- The HOA utilizes AME Electric for the community's street light service and repair.
- The HOA conducts a monthly inspection and reports any street lights in need of repair to AME.
- If you notice a bulb out or damaged fixture, please email the information and location to [hsta@hiddensprings.com](mailto:hsta@hiddensprings.com).
- As a ballast or bulb goes out, AME will be retrofitting the fixtures to LED. LEDs are up to 50 percent more energy efficient than the high-pressure sodium bulb and are rated for 40,000-hour average life, conserving energy and saving the HOA money in the long term. LEDs also provide better street lighting, improve visibility and are Dark Sky compliant.

### HAPPENING IN THE NEIGHBORHOOD

**HOLIDAY HOME DECORATING CONTEST** | ...and the winner is 5088 W Hidden Springs Drive, Time and Linda Corcoran! Congratulations and thank you for the wonderful display!

**HIDDEN SPRINGS SAFETY MEETING WITH ACSO** | **POSTPONED** ~~Wednesday 1/12/22 6:30pm~~

**TOWN DESIGN REVIEW BOARD MEETING** | Wednesday 1/19/22 | Submissions due by Friday 1/14/22

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