



# The News in Hidden Springs #150

February 7, 2022

## 2022 TOWN COUNCIL

- The 2022 Town Council was appointed and officers elected by unanimous vote, John Ahrens, President, Bradley Shafer, Vice-President, Jeffrey Mousseau, Treasurer, Garry Stanislaw, Recording Secretary and Ryan Luke, Assistant Treasurer. To avoid any conflict of interest, operational transparency and security, contracts and agreements will be signed by the President and the Vice-President or Treasurer. In addition, John Ahrens is not a financial signer on any of the financial or investment accounts, will recuse himself from any Town Council discussion(s) involving the Association staff and any resident issues with staff will be directed to the Vice-President and/or another member of the Town Council.

## HSTA STAFF UPDATE

- Please welcome Lauren Zittle to the HSTA team! Lauren joins the team with a strong administrative, data entry and financial analysis background. Lauren started this week and will focus on a number of organizational and records retention projects, office administration and assist with community events. She is a great addition and is excited about being a part of the team and working for our community.

## 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 February.

## POLICY 500 / COUGAR FIELD SOCCER GOALS – 30-DAY COMMENT PERIOD

- In accordance with Policy 500, this 30-day comment period is for the resident proposed installation of two soccer goals in Cougar Field. The comment period is to allow members of the Association time to comment on the proposal, voicing support and/or concerns regarding this capital improvement. The comment period for the Cougar Field Soccer Goals opens today Monday, 2/7/22 and ends Tuesday 3/8/22. During this 30-day time period, please email your comments regarding the installation of soccer goals to [hsta@hiddensprings.com](mailto:hsta@hiddensprings.com). The Town Council will review the comments at the 3/22/22 Working Town Council Meeting and vote on the project. Please visit the community website for a site plan and information sheet to better understand this proposal.

## ASSOCIATION RECORDS RETENTION POLICY – 30-DAY COMMENT PERIOD

- The purpose of this policy is to outline the Association's Records Retention Policy and to notify Association Members of the process followed by the Association in accordance with the Master Declaration of Conditions, Covenants & Restrictions (CC&Rs), Section 8.2 Inspection of an Association's Books and Records and Title 30 Corporations Chapter Idaho Nonprofit Corporation Act, 30-30-1101, 30-30-1102, 30-30-1104 and 30-30-1105. Please note, **records available on site** from the Developer (2009) as well as previous Association Staff (2009-2014) have been retained as outlined in the policy. Meaning, if they were not physically here for current staff to scan and archive, they may not have been retained per the proposed policy.
- The intent of this 30-day comment period for the proposed Association Records Retention Policy, is to allow members of the Association time to comment on the policy voicing support and/or concerns. The comment period for Policy 1600 opens today Monday, 2/7/22 and ends Tuesday 3/8/22. During this 30-day time period, please email any comments regarding the policy to [hsta@hiddensprings.com](mailto:hsta@hiddensprings.com). The Town Council will review the comments at the 3/22/22 Working Town Council Meeting and vote on implementation of the policy. Please visit the community website to review the proposed policy.

## ADDENDUM TO SECTION 2.19 EXTERIOR LIGHTING – 30-DAY COMMENT PERIOD

- The purpose and intent of this Addendum is to establish rules for holiday light displays in accordance with the Master Declaration of Conditions, Covenants & Restrictions (CC&Rs) and the Residential Design Guidelines (RDG),

Section 2.19 Exterior Lighting to preserve the beauty and quality of the night sky as well as protect delicate ecosystems.

- The intent of this 30-day comment period for the proposed Addendum, is to allow members of the Association time to comment on the Addendum and clarifications, voicing support and/or concerns. The comment period for the Addendum opens today Monday, 2/7/22 and ends Tuesday 3/8/22. During this 30-day time period, please email any comments regarding the Addendum to [hsta@hiddensprings.com](mailto:hsta@hiddensprings.com). The Town Council will review the comments at the 3/22/22 Working Town Council Meeting and vote on implementation of the policy. Please visit the community website to review the Addendum to Section 2.19.

#### WINTER & SPRING TRAIL USE

- Wet weather conditions mean muddy trails! We encourage residents to make responsible decisions when considering hiking and biking community trails when they are muddy. Consider using the trails early in the day when they are still frozen!
- 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).
- Reminder, Landslide Loop Wildlife Management Seasonal Closure is in effect from 12/1/2020-3/31/2021.
  - Please respect these closures. Signs are posted and coincide with Avimor for consistency in the region.
  - 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 help wintering wildlife in our area. Honoring the closures will also help our efforts for future trail corridors through important wildlife areas.

#### CONSIDERING AN IMPROVEMENT PROJECT?

- Per the governing documents, improvements require design review as set forth in the Residential Design Guidelines, Section 5.0 and the CC&Rs Section 6.1. The Town Design Review Board meets monthly. Review dates and forms can be found on the website and/or emailed upon request. Submissions are due the Friday before the Wednesday meeting. The next meeting is Wednesday, 2/16/22. Not sure if your project requires review, just call the Town Office.
- **Repainting your home?** If you are selecting new exterior colors for your home, complete and submit a Design Review and Exterior Color Selection form (available on the website or in the Town Office). Completed forms with paint chips can be dropped off at the Town Office any time. Please allow 10 working days for this process. If you are painting your home using the existing colors (not changing anything), you do not need approval.

#### A FEW CC&R REMINDERS

*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. Below are just a few reminders based on CC&R courtesy reminders issued recently:*

- **Trash bins** must be stored out of sight or properly screened with approved screening methods, and there are no exceptions for bins placed in alleys (RDG 2.15 and CC&R 6.5 Nuisances).
- **Boats, RVs, campers, and trailers** may be parked for short-term loading, unloading, and cleaning (72hrs) (RDG 2.11, CC&R 6.9 Vehicles and Equipment)
- **Pet(s) (dogs, cats, chickens)** are not to roam freely off of your lot, remember to contain them, leash them, clean up their poop and properly dispose of the bagged feces! This includes the access roads and around the community farm. Dog poop was found in the compost and row crops last week. Pet waste contains parasites that neighbors prefer not to have with their organically grown veggies! (CC&R 6.10 Animals/Pets).

#### HAPPENINGS IN THE NEIGHBORHOOD

HIDDEN SPRINGS SEWER COMPANY WWTF EXPANSION MEETING | 4/6/22

ANNUAL EGG HUNT | 4/9/22

COMMUNITY CLEAN UP & TRAIL MAINTENANCE | 4/23/22

GREAT OUTDOORS | 5/22

COMMUNITY GARAGE SALE | 6/10 – 6/11/22

SUMMER CONCERT #1 | 6/11/22

CRUISIN' HIDDEN SPRINGS | 6/18/22

HIDDEN SPRINGS SAFETY MEETING WITH ACSO | TBD

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