



Owners Association – Hayden Idaho

November 2022

Newsletter

Season's Greetings

Another year draws to a conclusion. Your board of directors send you our warmest season's greetings and the best for a new year, 2023. This newsletter contains a random collection of information and news from 2022 that we hope you will find useful.

If you have questions, we direct you to our management company, NuVu Property Management (208) 664-6101 located at 2605 Hayden Ave.

Your personal online portal is at: <https://nuvu.appfolio.com/connect> and our website is at: <https://strawberryfieldshayden.com>

At these sites, you can find copies of our CC&R's, Bylaws, Rules & Regulations, minutes from our annual owner's meeting and the minutes of our Board meetings.

Front Yard Landscaping

- Please call 811 before you dig to locate underground utilities.
- The swale in front of your home is a public right-of-way. You must obtain City of Hayden approval before you can plant a tree in the swale or alter the swale in any way. Please call City of Hayden Public Works (208) 209-2025 to obtain a permit and instructions.

Reminders

- Owners must pick up all pet waste and dispose of it properly. Dogs and cats may not roam free.
- DO NOT park across walkways at any time. This is dangerous for others.
- Trash cans must be out of view on non-trash service days
- Vehicles shall not be repaired in driveway or in view from street.
- Parking spaces may be used only for parking of operable vehicles.
- All RV's, boats, trailers, golf carts, campers, or any recreation vehicles must be stored behind a sight obscuring fence. They may not be parked on the street for more than 24 hours – see City of Hayden parking regulations: 6-1-3.
- All improvements/additions must be approved by the Board BEFORE work begins.
- Offensive activity is prohibited. This includes but is not limited to operation of off-road vehicles, barking dogs, production of offensive odors, and excessive late night noises.

Snow Removal

Colder weather is just around the corner. Just a reminder that the CITY of HAYDEN is responsible for plowing the streets of our neighborhood. Black Diamond will be plowing our walking paths in the common areas again.

All OWNERS are responsible for shoveling snow from their own driveways and sidewalks, including corner lots that extend around your property. This is Hayden City code 7-1-1 and helps our children have safe clear pathways to get to school. Thank You!

2023 HOA Dues

Please read the letter to the homeowners on the reverse side of this newsletter. Dues for 2023 are \$420 with half being due on February 1st and the remaining half due on July 1st. Our management company will be sending out notices on January 1, 2023.

Paper vs Electronic Communications

Please help us save money by opting for electronic communications from the board and our management company NuVu. Please call NuVu to let them know your preferences.

November 2022

Dear Strawberry Fields Homeowners,

On September 13, 2022, we held our annual meeting. We thank those of you who were able to attend and provide input and direction for our community. We also thank those of you who provided your proxy statements to others so that our business could be conducted.

New board members were elected at this meeting. Following the HOA board's first meeting, our board and officers are comprised as follows:

President: Robert Rusche
Vice President: Chris King
Treasurer: Mike Garrison
Secretary: Gabriel Derry

Board Member: Dianna Carson
Board Member: Earl Wolfe
Board Member: David Murley

We are grateful to these volunteers for their commitment and service to our Strawberry Fields community.

An agenda item that was roundly discussed at the meeting was our 2022 and 2023 budgets with projected expenditures. It was pointed out that in 2015, our HOA had a cash reserve of \$119,655. By the end of 2021, our cash reserve was down to \$29,146. Over the past 8 years, we have been spending more than we have collected in dues.

As our community continues to "age", we can expect an increase in expenses to maintain our HOA owned property which consists of perimeter fencing, pathways, trees, irrigation, and landscape. The perimeter fencing is defined as the fencing along our perimeter streets (Honeysuckle, Atlas, and Prairie). (All non-perimeter fencing is the responsibility of the individual homeowners). Some sections of our fencing need repair. Our pathways should also be sealed at regular intervals. Delayed maintenance will lead to serious failures which could be very expensive for our community. To address "long term capital" expenditures, we obtained bids from various vendors. We presented a 14-year plan to address maintenance, repair, and replacement of fencing and pathways. The average of the quotes for fence replacement was around \$284,000. Resurfacing our pathways costs about \$20,000. As an HOA, we need to set aside about \$27,000 each year to re-build our cash reserves to address these long-term expenditures.

Trees, irrigation, and landscape expenses will continue to be budgeted each year – not a part of the 14 year "long term capital" expenditure plan. Some of our trees need to be replaced or removed. Irrigation repairs are "on-going".

As provided in our bylaws and after discussion at the annual meeting, the membership voted to raise our monthly HOA dues from \$25/month to \$35/month to meet our projected budget for 2023 and build our cash reserves for our future capital expenditures.

Direction at the meeting from the membership suggested that our current practice of requiring the entire amount of dues becoming "due" on Feb 1 (now \$420/year), might cause some members hardship. Following discussion by the Board, we voted to make the dues semi-annual. The 1st installment of \$210 is due by February 1st. Late penalties will apply as of March 1st. The 2nd installment of \$210 is due by July 1st. Late penalties will apply as of August 1st. Of course, members have the option of paying the entire amount on Feb 1st if they desire.

The complete minutes from our annual meeting and our board meetings are always available online at <https://strawberryfieldshayden.com> and your NuVu owner portal at <https://nuvu.appfolio.com/connect>.

We also want to thank our "retiring" board members, Candace Clyde, Cassandra Hansen, and Kit Gonzales for serving as officers on our Board. Also, a shout out to our homeowner and webmaster, Gabe Ripley, who provides his volunteer services to our HOA.

We are grateful to our major vendors: NuVu Property Management, ShortGreen Landscape, Black Diamond (snow removal), Haddock & Assoc. (insurance), Hayden Lake Irrigation, Avista, and Mtn West Bank.

If you have questions, please address them to NuVu property management HOA@nuvuproperties.com. (You are welcome to cc the "board" on your email at: strawberryhoa123@gmail.com.)

Sincerely,

Strawberry Fields Owners Association – Board of Directors