



Owners Association – Hayden Idaho

May 2023

Newsletter

Spring Has Sprung

We, your Board of Directors, send you our Spring greetings. I love seeing the spring flowers, trees that are leafing, and green lawns (we can finally see them).

If you have questions, we direct you to our management company, NuVu Property Management (208) 664-6101 located at 2605 Hayden Ave. or you can email them at HOA@nuvuproperties.com

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

Paper vs Electronic Communications

Please help us save money by opting for electronic communications from the Board and our management company NuVu. You can accomplish this through your online personal portal at: <https://nuvu.appfolio.com/connect> After you login, choose “Account Profile” on the left bottom corner of the window. Then under “Contact Preferences”, please check the box “I consent to receiving documents electronically”. Then click “Save”. So far, only 72 of our households have chosen this preference. Please call NuVu if you need help.

Community Concerns

- Owners must pick up all pet waste and dispose of it properly. Dogs and cats may not roam free. No pet may be tied up or left unattended outside. We have received a few complaints from SF neighbors. A BIG thank you to the majority of our community for being responsible pet owners.
- DO NOT park across walkways at any time. This is dangerous: especially for our children walking home from school and those who are “out for a walk”. Hayden City Code 6.1.3
- Trash cans must be out of view on non-trash service days. (See Rules & Regs 1.16)
- Exterior improvements or additions to your home or property must be approved by the Board BEFORE work begins. You can find an application form at <https://strawberryfieldshayden.com/wp-content/uploads/ACC-Request.pdf>. Submit your application to NuVu or online through your personal online portal. If you have questions, please contact NuVu.

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- Unlicensed vehicles are not permitted on the roads in our community. ATV's, trail bikes, 4-wheeler's must be licensed to operate in SF. Also remember our noise ordinances in SF (Rules & Regs 2.2)
- Remember to trim your trees so they do not hang over the fence onto your neighbor's or our HOA common property. You have a right to trim any branches or cut any roots encroaching onto your property. We are looking at our common area trees and will do some trimming this spring.
- This is the time of year when noxious weeds and dandelions try and take over our yards. Overgrown landscaping (wild) is not allowed. (R & R 1.14)
- Small political signs are permitted in front yards. This is Idaho state law. So, although our Rules and Regs (1.2) state otherwise, we must permit political signs.
- Per City and SF Code, RV's, trailers, and boats can be parked on the street for a maximum of 48 hours.

2023 HOA Dues

The second half of your HOA Dues for 2023 (\$210) are due on July 1st. You may pay via your online portal, mailing in a check, or in-person at NuVu (checks, cashier's check or money order). BTW, our financial health as an HOA is much improved due to your efforts. We will be trimming some trees, sprucing up our SF entrances, and filling some cracks in our common paths (bike paths) this spring/summer.

Solar Panels

We've had salesmen in Strawberry Fields going door-to-door selling a Power Purchase Agreement (PPA) where they put their solar panels on your home and sign you up for a 20–25-year contract. Although this sounds attractive and environmentally friendly, here are a few items to think about when considering solar panels:

1. If you decide to sell your home before the end of the PPA contract (some contracts are for up to 25 years), you'll need your buyers to assume the contract (lien).
2. The cost of electricity here in the northwest is already much lower than the rest of the country. During winters like last winter (snowy, cloudy, short days), little to no electricity is generated; especially when the panels are snow-covered.
3. Roof replacement (when you need new shingles) is more expensive and requires coordination with a solar panel installer.
4. Your home value may not increase if you install solar panels. Some view the panels as unattractive.

If you purchase your solar panels without a PPA, the cost can be significant and the return on investment may be an extended period of time before your "break even". Installation of solar panels requires approval by the Strawberry Fields Architectural Committee. [refer to Idaho Statute 55-3208 for more information.]

Notice of Strawberry Fields Owners Special Meeting June 22, 2023 6pm – Stoddard Park Shelter

The Board has called for a Special Meeting of the Strawberry Fields Owners to discuss a single issue: Accessory Dwelling Units (ADU's) which includes but is not limited to guest houses, in-law suites, or any other secondary dwelling unit.

Our Strawberry Fields Rules and Regulations: "Section 2.1 Residential Use" reads, "The buildings and Lots, except for those platted and zoned as nonresidential, are intended for and restricted to be used as single family residences only" We, as a Board, interpret this to mean that ADU's were not intended to be allowed in our subdivision.

The Idaho State Legislature just passed a law that will prohibit HOA's from restricting ADU's in areas zoned "Single Family Residential" unless it is prohibited by the HOA before July 1, 2023. If ADU's were permitted in SF, we have concerns of increased traffic, construction (sewer and utilities), decreased desirability of our neighborhood, more on street parking, and noise due to higher population densities.

The Board would like to reflect our Owners' intent and specifically preclude ADU's in Strawberry Fields by strengthening our Rules and Regulations in this area. We have consulted with outside counsel on the wording.

The Board recommends we adopt the following amendment to our Strawberry Fields Owners Rules and Regulations:

2.1.1 Accessory Dwelling Units. "No Accessory Dwelling Units (ADUs) shall be allowed on any lot within the Property. This includes but is not limited to guest houses, in-law suites, or any other secondary dwelling unit. Furthermore, no changes or modifications to existing structures or additions shall be made to create or convert any part of the property into an ADU, nor shall any new structures be built with the intention of being used as an ADU."

We believe this amendment will further clarify our interpretation that our lots are to be restricted to "single family residences".

Please plan to attend this single-issue Special Meeting and express your vote either for or against adding the provision to our Rules and Regulations. A ballot to vote on this issue is included in this mailing. Either send the completed ballot to NuVu to arrive by June 20 or bring it to the meeting (or have your proxy bring it).

Thank you sincerely,
Strawberry Fields Owners Board of Directors