



# Owners Association – Hayden Idaho

## December 2023

### Newsletter

#### Season's Greetings

We, your board of directors, send you our warmest season's greetings and the best for the new year, 2024.

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](mailto:HOA@nuvuproperties.com)

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

#### 2023 Annual Meeting

Our annual meeting for owners occurred on Sept 19, 2023 at Triple Play. We approved several amendments to our CC&R's and Rules&Regs (attached) and elected 3 board members (Deb Belley, Dianna Carson, Chris King). We kept the HOA dues the same for 2024(\$420). Also attached to this newsletter is a copy of our income statement for 2023 and approved budget for 2024.

At a subsequent meeting of the Board, we elected the following as officers: Robert Rusche (President), Chris King (Vice President), Earl Wolfe (Secretary), Mike Garrison (Treasurer). Deb Belley, Dianna Carson, and Gabriel Derry are our other board members.

#### Reminders

- Please make sure your contact information and mailing address is current with NuVu to ensure that you receive all communications.
- Vehicles and trailers may not be parked on the street for more than 48 hours. Commercial vehicles/trailers (> 10,000 pounds) may not be parked overnight. (City ordinance 6-1-3)
- DO NOT park across walkways at any time.
- Trash cans must be out of view on non-trash service days. (See Rules & Regs 1.16)
- Mailboxes are maintained by the homeowner. The shelf for the mailboxes is maintained by the homeowners in your group. If your structure needs improvement or repair, please reach out to your neighbors.

#### 2024 HOA Dues

At our annual meeting, we voted to keep our dues the same for 2024: \$420. Half is due on February 1<sup>st</sup> and the remaining half due on July 1<sup>st</sup>. You may pay via your online portal, mailing in a check, or in-person at NuVu (check or money order).

#### Vendors:

We used 13 million gallons of water (2023) to keep our common areas green. We have had discussions with our landscaper (Short Green) and the Hayden Lake Irrigation District to look for ways to conserve water in 2024. Please be patient with us as we attempt adjustments. (There might be a few dry spots in 2024 as we attempt to tweak our system). Sadly, we exceeded our water budget in 2023.

In 2024 PSP Enterprises will be sealing our asphalt pathways.

We have contracted with Grace Tree Service to help us maintain the trees in our common areas.

#### Snow Removal

The colder weather and snow have arrived. Just a reminder that the CITY of HAYDEN is responsible for plowing our streets. Black Diamond will be plowing our walking paths in the common areas. If you notice a common area that is not receiving the attention it needs, please call NuVu.

All OWNERS are responsible for shoveling snow from their driveways, mailbox areas, 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.