



2025 July Newsletter



As the summer heats up, we want to remind everyone of some of the basic, but important, rules regarding the community pool. Please review these with all your family members who access the pool.

- To gain access to the pool you must first complete and sign a Waiver, Release, and Assumption of Risk. This is available digitally at [Highland Pool Waiver, Release, and Assumption of Risk](#). **Be sure to carefully read the entire document before signing!** There are important instructions, and the rules are listed in this document. This is a legal document so take care when reviewing prior to signing.
- CHILDREN 14 YEARS OF AGE AND UNDER MUST BE ACCOMPANIED BY AN ADULT AT ALL TIMES.
- Minor children aged 15, 16, and 17 can have the app on their phones but their parent must sign the Waiver, Release, and Assumption of Risk on their part. Minor children must adhere to all the rules regarding the use of the pool and the other common areas and facilities.
- The pool, pickleball courts, and basketball court are for the use of Highland residents and their guests only. Any non-resident using the facilities must be accompanied by a resident. If you are waiting to use the pickleball courts or basketball court, please be courteous when questioning whether those using it are residents. There are 6 new pickleball courts at the public Emmett City Park that opened June 2025 for any non-resident that wants a great place to play pickleball.
- THERE IS NO LIFEGUARD ON DUTY AT THE POOL. USE OF THE POOL IS AT YOUR OWN RISK AND IS GOVERNED BY THE WAIVER, RELEASE, AND ASSUMPTION OF RISK YOU SIGN TO GAIN ACCESS.
- Children who are not potty trained must wear a swim diaper AND a plastic protective cover at all times. Diapers should only be changed in the bathroom facilities – never pool side.
- No object tossing, running, diving, pushing, or horseplay in the pool and surrounding area. Please be courteous to those around you, especially when the pool is crowded.
- No unreasonably large flotation devices are permitted. All toys and flotation devices should be removed from the pool and kept out of walkways when not in use.
- When leaving the pool please put down any of the table umbrellas you may have used and clean up after yourself.
- This pool season the pool maintenance company is typically at the pool on Monday mornings. During July and August, they are also planning to check the pool on Fridays as well as Mondays.

Violations of these rules and any of the rules and conditions outlined in the Waiver, Release, and Assumption of Risk may result in losing access to the pool and could also result in fines.

CCR Enforcement

CCR's refers to the Master Declaration of Covenants, Conditions, and Restrictions signed at the time of closing on a property. These CCR's are enforced at the behest of the HOA Board by Rose Management, the HOA Management Company the Board contracts.

Staff of Rose Management will periodically drive through the neighborhood to check for violations of the CCR's and other needs of the neighborhood. CCR violations can also be reported by emailing emmetthighland.hoa@gmail.com or contacting Rose Management by phone or through the Contact Us option on their website: therosemanagement.com

Rose Management may send out postcards to alert homeowners to violations. These are not a penalty, just a reminder and request to rectify the situation. However, if a homeowner receives three postcards within 6 months for the same violation, additional steps as outlined in the CCR's may be taken to remedy the problem. These remedies may result in fines or Liens on the property. We trust that each homeowner wants to maintain the beauty and attractiveness of the neighborhood and will work to honor the CCR's agreed to at the time of purchase.



Frequently Asked Questions

Remember to check out therosemanagement.com/emmett-highland-hoa for answers to most of your questions. Some questions we get regularly are:

- **What is Rose Managements Contact information?**

You can reach us at the following:

rosemngmtco@gmail.com

208-519-8896

therosemanagement.com

Rose Management

PO Box 576

Meridian ID 83680

- **When and how will we be billed for our HOA dues?**

HOA Assessments (dues) are invoiced the first week of each quarter so you should receive an invoice the first week of January, April, July, and October.

Payment is due within 30 days. Finance charges are assessed at the end of the quarter on any outstanding invoices.

We will mail the invoices to your home address unless instructed otherwise. You can make your preferences known by filling out the [Homeowner Contact Information](#) questionnaire.

- **Is there a way to get information on what is going on in the neighborhood?**

When there is important information the HOA needs to distribute we put it on the HOA website (therosemanagement.com/emmett-highland-hoa)

AND send out a mass email from rosemngmtco@gmail.com through MailChimp.

There is also a neighborhood Facebook group. You can search for the page and request admittance to that group. Neighbors maintain this group and although we will sometimes ask them to post something the HOA Board and Rose Management have no control or review of what is posted.