



**EMMETT HIGHLAND
OWNERS ASSOCIATION**

PO Box 576 Meridian ID 83680
208-519-8896 emmetthighland.hoa@gmail.com

Welcome to Emmett Highland,

Your Homeowners Association welcomes you to the neighborhood and we hope you come to love it as much as we do! Annual HOA fees are \$1000 per year, billed quarterly. Your Homeowner Association Fees cover some great amenities:

Fiber Internet Service of 50 mbps through Fatbeam. To activate call 208-332-0188. You can upgrade your service directly through Fatbeam, separate from you HOA fees. You can provide your own router or rent or purchase one through the provider.

Basketball and Pickleball Courts. These courts are intended for HOA residents and their guests.

Community Pool. The pool is accessed through an app on your cell phone, as are other common, but restricted, access points. Each resident who wants pool access must first sign a pool waiver form available through the HOA Management company. Key cards for the pool are available for an additional fee. Pool season is generally Memorial Day through mid-September, weather depending.

Mailboxes. Keys are issued through the local Post Office at 521 E. Main St. Emmett ID 83617. You will need to take proof of residency to receive your key(s). You can contact them at 208-365-2181 with any questions.

Irrigation and Common Area Landscaping. Irrigation season is generally April – October. The HOA will notify residents when irrigation water is turned on and when it will be turned off for the season.

The HOA is managed by Rose Management. Please visit our website at www.therosemanagement.com. You can find Community News, Important Documents, a portal to contact us through, and a portal to pay your HOA dues at the website.

Please take a moment to fill out the [New Owner Contact Information form](#) either with your title company or through our website. Also feel free to reach out any time to the Homeowners Association with questions or concerns. You can email us at emmetthighland.hoa@gmail.com or call Rose Management at 208-519-8896 directly.

We are glad to have you as a neighbor – welcome to Emmet Highland!