



March 9, 2026

Dear Lava Springs Homeowner,

We are taking this opportunity to bundle several important communications in this mailing to save costs. Please read this cover letter to the end to ensure you are well informed.

1. You will find a list of the **Nominees** for the upcoming Lava Springs HOA Board of Directors (herein after referred to as Board) election. The list is on the reverse side of this page and provides you with some basic information that may help inform your decision on the upcoming vote. The Notice of Annual Meeting (which includes the Agenda, Board of Directors Ballot, and Proxy form) will be mailed to you in the April 9, 2026 mailing.
 - a. **NOTE:** If you wish to raise a matter (or speak) at the Annual Meeting, you will need to send your name and the subject you wish to speak on to the Lava Springs HOA Secretary c/o Riverside Management, no later than April 2, 2026. Contact information for Riverside Management can be found in #4 below.
2. Enclosed you will find the **Pro Forma Operating Statement for 2026**. This and all other financial reports are also posted on the lavaspringshoa.com website under "Other Documents" on the main menu and "Financial Reports" from the drop-down menu.
3. Enclosed is a copy of the **Pool / Recreation Facility Area Rules form**. To ensure that only current homeowners have access to the swimming pool, and as a reminder of the pool rules, each homeowner wishing to use the pool for the 2025 season will be required to complete and submit the Pool Rules form. The form can be given to a Board Member or scanned and emailed to Riverside Management at riversideboise@aol.com. The form is also available on the lavaspringshoa.com website where it can be completed and submitted electronically. Once on the website and signed in, go to "Forms" then "Pool/Recreation" then select the blue box "Click Here", complete the form and click on the "Submit" box at the bottom. The pool access cards will be activated upon receipt of a completed form. The pool will officially open Memorial weekend for the 2026 season on Saturday, May 23rd. Please make sure you get your signed forms turned in **no later than May 11th** so we have time to process them prior to May 23rd. We will not have anyone at the pool on opening weekend to process the forms and activate your key card.
4. **Communications** with our members (minutes, financials, newsletters, meeting announcements, elections, governing documents, etc.) are posted by volunteers on the Lava Springs website at lavaspringshoa.com. You can access them by selecting the appropriate menu item on the home screen and then selecting a category like "Newsletters" from the drop-down menu. Newsletters and announcements are also placed in the bulletin board by the pool. All governing and financial documents are also available for review at Riverside Management upon completion of a "Request for Inspection and Copying of Records" form. You can contact Riverside Management at riversideboise@aol.com, call them at 208-376-1616 or via US Mail at 8919 W. Ardene St., Boise, ID 83709.
5. If you have **Questions or Concerns for the Board**, you can send your question from the Lava Springs website by clicking on the "Ask A Question" box on the home page, or you can send your concern by selecting Forms from the menu, then select Resident Concern, and click on the "Click Here" button to complete and submit the form. You can also email questions or concerns to Riverside Management at riversideboise@aol.com or call them at 208-376-1616. **NOTE: There is no direct email address in use for Lava Springs HOA, all email communications should be sent to Riverside Management at the email address above.**



MAY 7, 2026 BOARD OF DIRECTORS ELECTION

GET TO KNOW YOUR NOMINEES

JULIE BAHLKE:

Julie and her husband have lived in Lava Springs since September 2020. They enjoy traveling and having family and friends visit. She has been serving as a volunteer attending Board Meetings and taking minutes for a little over two years, has been supporting the pool access system, and is backup on the pool security system. Julie was appointed to the office of Assistant Secretary on March 5, 2026. Julie worked in the commercial insurance industry in underwriting and marketing for 45 years, retiring in 2023. Julie cares deeply about our Community and its residents and wants to keep Lava Springs a great place to live.

DOUG BROETJE:

Doug and his wife Sue have been residents of Lava Springs since 2015. Doug has served on the Lava Springs HOA Board since August of 2020. Over the last five years Doug has served as a Board of Director and Vice President. He is also the Chairperson of the CC&R Review / Nomination Committee.

LAURIE BROWN:

Laurie and her husband Larry have been residents of Lava Springs since 2017. Laurie has a great deal of experience working in retail, although she did take time away from that career to support her children and their school as a Student Aide. Laurie's husband is retired Law Enforcement for over 30+ years. Laurie loves being active, walking her dog Elsa, and supporting our Santa Extravaganza. Laurie also loves our Lava Springs and feels like she can bring a new perspective and can make a difference in our Community.

SAL DE LOSANGELES:

Sal and his wife Nancy have been residents of Lava Springs since 2019 and have been married for 58 years and have 2 children, 3 grandchildren, 5 great-grandchildren, and he loves watching sports. Sal was on the Lava Springs HOA Transition Team in 2019 and has served as a Board of Director, Treasurer, and Reserve Finance Committee member since then.

SCOTT FIELD:

Scott relocated to Idaho in 2018 and has resided in Lava Springs since 2022. He will be married to his wife Sue for 41 years in May, is retired, enjoys traveling, and loves golf and off-roading. Scott has been a Board of Director and Sargeant At Arms since 2025, is a person who is unfiltered and speaks his mind, is forthright (doesn't play games), and feels respect is very important and goes a long way. Scott is committed to doing his best to help our community.

BOB PATRICK:

Bob and his wife Judy have lived in Lava Springs since 2015. He was on the HOA Transition Team in 2019 and then transitioned to Board of Director and President of the HOA in May of 2020. He is Chairman of the ACC / Landscape Beautification and Pool Committees. Bob retired from trucking company management after 40 years, and coached baseball, football, and little league. Bob has volunteered countless hours, and has vast knowledge of our community, enjoys working with people, enjoys his neighbors, and cares about what happens here.

MIKE SANCHEZ:

Mike and his wife Petra have lived in Lava Springs since 2019 and have been married for 44 years. He is retired Air Force with 37 years of service. Mike has served as a Board Member following his election in May of 2024. Mike takes great pride our Community and has put in many volunteer hours assisting with maintenance, stringing holiday lights, cleaning the pool area, trimming trees, etc.

DEBRA TORTOLINI:

Debra and her husband Richard moved to Lava Springs in 2018 and have been married for 46 years. They love camping, Idaho, and our Community. Debra was on the Lava Springs HOA Transition Team in 2019, served as a Board of Director, and Secretary in 2021 and was recently appointed to the position of Board of Director and Secretary on February 5, 2026, following the resignation of John Cecil. Debra has been a volunteer member of the Reserve Finance Committee since 2020, and has continued to serve in various volunteer roles, such as Assistant Secretary, Committee Chair, supporting the pool access system, pool security system, Lava Springs HOA Website, Advisor to the Board, and prepares the materials and mailings for the Annual Meetings.

Lava Springs Owners Association (Form 1120-H) (QB)
Profit & Loss Budget Overview-2026
Annual Supplemental Shedule

	Jan - Dec 26
Ordinary Income/Expense	
Income	
4000 · Dues Income (279+1)	
40001 · Dues Income-Per Bank	
40003 · Dues Income @ \$600	169,271
40004 · Dues 2026 Increase	27,900
Total 40001 · Dues Income-Per Bank	197,171
Total 4000 · Dues Income (279+1)	197,171
4010 · Ancillary Income	
4020 · New Resident Transfer Fee Inc	3,000
4030 · New Resident Set Up Fees	
40301 · Set Up Fee Income	100
Total 4030 · New Resident Set Up Fees	100
4100 · Late Charges & Fees	2,500
4109 · Pool Key Income	200
4160 · Interest Income	888
Total 4010 · Ancillary Income	6,688
Total Income	203,859
Expense	
5000 · Payments to Property Mgmt	
5010 · Property Mgmt & Other Fees	
50101 · Riverside Contractual Fee	8,340
50110 · Set Up Fee Paid to Riverside	100
Total 5010 · Property Mgmt & Other Fees	8,440
5110 · Riverside Admin & Other Costs	
51100 · Office Expense	880
51300 · Postage & Delivery	1,281
51350 · Annual Meeting	212
51900 · Other Administrative Exp	878
51903 · Other Admin Exp Diff	528
Total 5110 · Riverside Admin & Other Costs	3,779
Total 5000 · Payments to Property Mgmt	12,219
5200 · Repairs & Maintenance	
52001 · Fence Repair & Upgrades	500
52003 · Walking Paths	937
52005 · New Trees & Trimming	450
52010 · Holiday Lights	514
52012 · Repairs & Maint-Other	1,386

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Profit & Loss Budget Overview-2026
Annual Supplemental Shedule

	Jan - Dec 26
52016 · Subdividsion Signs	100
Total 5200 · Repairs & Maintenance	3,887
5220 · Landscaping & Grounds	
52201 · Contracted Services	
52204 · CuttingEdge	
522041 · Base Fee-CuttingEdge	110,768
522042 · Irrigation Related-CuttingEdge	12,300
522043 · Additional Irrigation-CuttingEd	10,000
Total 52204 · CuttingEdge	133,068
Total 52201 · Contracted Services	133,068
52225 · Other Grounds Services	
52235 · Bark Replacement	5,100
52240 · Tree Removal	2,450
Total 52225 · Other Grounds Services	7,550
Total 5220 · Landscaping & Grounds	140,618
5229 · Pool & Amenities Expense	
52300 · Pool Bathrm Cleaning	2,400
52350 · Pool Service Contract	10,640
52370 · Pool Repairs & Maint	3,000
52390 · Pool Backflow Test	265
52600 · Pool Security	648
Total 5229 · Pool & Amenities Expense	16,953
5300 · Utilities & Related	
53001 · Electricity	1,974
53302 · Water	310
53303 · Natural Gas	1,051
53304 · Trash Collection	410
53305 · Sewer	630
Total 5300 · Utilities & Related	4,375
5410 · Bank Charges	96
5504 · Income Taxes	
55041 · Federal Income Tax	130
55042 · State Income Tax	50
Total 5504 · Income Taxes	180
5505 · Professional Fees	
55052 · Legal Fees	1,000
55054 · Tax Prep	200
Total 5505 · Professional Fees	1,200

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Profit & Loss Budget Overview-2026
Annual Supplemental Shedule

	<u>Jan - Dec 26</u>
5510 · Irrigation Assessments	6,000
5520 · Insurance Expense	
55201 · Insur-General Liab	1,800
55202 · Insur-D&O Liab	1,700
Total 5520 · Insurance Expense	3,500
57000 · Contingency	5,000
Total Expense	194,028
Net Ordinary Income	9,831
Net Income	<u>9,831</u>

LAVA SPRINGS

POOL/RECREATION FACILITY AREA RULES

1. No diving, running, rough housing, pushing or shoving in or around pool area.
2. All children under 13 years old must have adult supervision.
3. Guests are permitted only when accompanied by a member of Lava Springs HOA.
4. No diapers in pool except swim diapers, no cut-offs or street clothes.
5. No pets on premises or in pool area.
6. No food, alcohol, smoking or glass containers.
7. No abusive or foul language.
8. No skate boards, roller blades, scooters or bikes on premises.
9. All refuse must be placed in appropriate containers.
10. Use of pool toys, balls and floatation devices must be used with consideration of others.
11. Inner tubes and oversized floatation devices are not permitted.
12. Doors and gates must be kept locked.
13. Pool keys will not be provided to non-members or duplicated.
14. Any damage to the pool, equipment or fixtures will be paid by the responsible party.
15. Only radios with headphones are allowed.
16. Only members in good standing may use the pool/recreation facilities.
17. Swimmers must shower before entering pool.
18. Should you lose your pool key, there is a \$25.00 replacement fee.

I have read the above rules and regulations pertaining to the Lava Springs pool and agree to abide by them. I understand that the pool area is under video surveillance and should I, or a member of my family, or guests of mine fail to abide by the above rules, my privileges will be revoked for the season and I will be charged a \$50 fine and / or the cost of repairs.

Signature

Date

Lava Springs Resident Address

Existing Key Card # (Example: I0000 000 00000)

Enter your email address so we may confirm that your key is active