

## Lava Springs Homeowners.

As we mentioned in our letter dated October 4, 2025, due to inflation and the age of our property, the cost to maintain this community has skyrocketed. Even with the inflation over the last four years, we worked very hard to keep our dues at \$600 per year often relying on volunteers (mostly Board members) to pitch in and do things like trimming trees, doing some of the sprinkler work, putting up lighting for the holidays, etc. Things that would have otherwise resulted in additional expenses. Unfortunately, we could no longer support the needs of the subdivision at the old HOA rate of \$600 annually and had to raise the dues to \$700.

While the increase in dues will hopefully meet our expense needs for the entirety of 2026, it will not afford us the ability to cover increases in the coming years or to provide the continued and needed deposits into our reserve account.

The Board and Reserve / Finance Committee worked together to identify the financial needs of our subdivision and the resultant HOA Dues needed to cover those expenses for 2026. Part of that work included a review of how our dues compare with other “like” communities in Nampa based on property size, amenities, and HOA membership. For your information, below is a comparison of some of the “like” communities. We also included a couple that are not comparable but are close by:

ANNUAL DUES	SUBDIVISION NAME	NUMBER OF HOMES	DETAILS
\$700.00	LAVA SPRINGS - NAMPA	279 + CHARTER SCHOOL	POOL, PLAY AREA, APPROXIMATELY 546,000 SF OF TURF AND 60,000 SF OF PLANTER BEDS (APPROXIMATELY 12 ACRES), APPROXIMATELY 506 TREES, 68,000 LF OF PRIVATE ROADS, AND 8,864 LF OF WALKING PATHS
\$1,200.00	SUMMIT RIDGE - NAMPA	239	POOL, PLAYGROUND, COMMON AEAS, MORE BUSHES BUT NOT AS MANY MATURE TREES. PROPERTY IS 7 YEARS OLD.
\$880.00	FAIRHAVEN - NAMPA	255	POOL, FAR LESS LANDSCAPING, THE COMMON AREA IS APPROXIMATELY 80% OF OUR AREA
\$1,040.00	RED HAWK RIDGE - NAMPA	140	POOL AREA SURROUNDED BY 4 ACRE PARK, PLAYGROUND
\$500.00	SOUTHERN RIDGE - NAMPA	390	NO POOL, NOWHERE NEAR THE TOTAL TURF OR PLANTER AREAS, TREES, OR PRIVATE ROADS.
\$720.00	LAVA FALLS - NAMPA	39	NO POOL, LITTLE GREEN SPACES, DOG PARK

While none of us want to see our dues increase, we all want to ensure our subdivision is maintained properly so we can continue to enjoy the beauty and amenities afforded to us at Lava Springs. The Board will continue to monitor the budget closely and looks forward to discussing our current and future needs at the next Homeowner’s Association Annual Meeting which will be held in May.

Lava Springs Homeowner’s Association Board of Directors