



February 3, 2025

Dear Lava Springs Homeowner,

To jump start the new year, we have included a Newsletter which contains some updates and useful information. The Newsletter is on the back of this page.

Enclosed you will find the Balance Sheet and P & L for 2024. These, and all financial reports and governing documents are also posted on the lavaspringshoa.com website. You can access them by selecting the appropriate menu item on the home screen and then selecting a category like "Financial Reports" from the drop-down menu. 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 or call them at 208-376-1616.

The Board of Directors election will be held via mail-in ballot as it has been done in years past. The Annual Meeting of the Lava Springs Owners Association Corporation will be held on Thursday, May 8, 2025 at which time we will announce the newly elected Board of Directors. Attached is a Candidate Nomination Form. While the Bylaws state that "the affairs of the Corporation shall be governed and managed by a Board of Directors composed of at least three (3) persons", for this election we are again seeking to fill up to seven (7) positions on the Board.

If you are interested in being a part of the Lava Springs Owners Association Board and helping to guide the decisions for our community, your Nomination form must be received **no later than February 21, 2025**. Any Nomination received beyond that date will not be accepted. All Nominations must be sent to Lava Springs Owners Association, Riverside Management Co., 8919 Ardene St., Boise, ID 83709 or you can complete the form and email it to riversideboise@aol.com and in the "Subject" line of the email put Lava Springs - Nomination Form Mailing.

A ballot and proxy form along with information about voting and proxy voting will be mailed by April 9, 2025, one month prior to the May 8, 2025 meeting. Information regarding the time and location of the meeting will be sent in the April mailing.

Each owner (i.e. each of the 279 residences plus Legacy Charter School) will cast one (1) vote. If a homeowner wishes, they can assign the Lava Springs Owners Association Corporation Secretary as their proxy so he may vote on their behalf. NOTE: Non-owner residents of a home in the subdivision are not entitled to a vote.

Riverside Management Company will open and count all votes.

The members of the Lava Springs Board of Directors would like to thank the homeowners who paid their annual dues by the deadline.

Thank you,

Lava Springs Nomination Committee

LAVA SPRINGS

VOLUME 4, ISSUE 1

FEBRUARY 2025

Community Center

UPCOMING:

- The City of Nampa trimmed trees in the community in December. They have more to do this year, all in preparation (we are told) to seal the roads in our community. The Board has not been officially notified of the scope of their planned paving project or the timeline, but if-and-when they are officially notified, they will post an update on Facebook and place information on the bulletin board and on the website.
- The contract with Blue Ribbon (our landscape vendor) expires in 2025. In preparation for this, the Board sought bids from reputable vendors providing services to HOA communities such as ours. After receiving bids, the Board has decided on a new vendor with better pricing and services for 2025.

This Newsletter is included in the first of three mailings (February 3rd, March 10th, and April 9th) leading up to the 2025 Board election and Annual Meeting. All three mailings will come from Riverside Management and you are strongly encouraged to read all materials sent in their entirety as you are a vital part of this community.

POOL:

Following the end of the 2024 pool season, the pool heater was replaced. The cost of the replacement including parts and labor was \$5,272.00 and paid out of HOA funds.

The pool will be open for the 2025 season on May 24th. In the March 10th mailing you will receive a copy of the **Pool / Recreation Facility Area Rules form**. Each homeowner wishing to use the pool for the 2025 season will be required to complete

and submit the Pool Rules form. The form is also available on the lavaspring-shoa.com website where it can be completed any time and submitted electronically. Please make sure you get your signed forms turned in **no later than May 13th** so we have time to process them prior to May 24th. We will not have anyone at the pool on opening weekend to process the forms and activate your key card. **Important Note:** If a home is being rented, in addition to the owners completing and signing the form, the renters must do so also.

CHRISTMAS LIGHTS:

The HOA Board purchased additional solar Christmas lights in 2024. Being solar, there is no cost to light them nor are there annual

installation costs like there would be with a professional lighting company. Members of the Board wrapped the tree trunks at both entrances in the community to beautify the areas and make them festive for the holiday season. Mike Sanchez (Board member) also donated lights for the pool house and hung them. Pat Jones has also volunteered lights for the 2025 holiday season and has volunteered to help hang them. A big shout out to the Board and all the Lava Springs volunteers who make our community great!

PATHWAYS:

Just a reminder that e-bikes and motorized scooters are not allowed on the common area pathways. If you see something, say something as this poses a risk for residents who would like to enjoy a safe, leisurely, and peaceful stroll.

NEIGHBORHOOD WATCH / PARKING

DYK (did you know):

- *The community across Locust. Lava Falls, is **not** a part of the Lava Springs community and they have no rights to use our pool facilities.*

Remember. Neighborhood Watch is Neighbors watching out for each other. So, keep visiting with each other and watching out for suspicious activity. Increase in home deliveries over the years means increase in porch pirates. So, take in packages ASAP and take pictures of suspicious cars and

people. Let's keep Lava Springs safe and secure for 2025.

Information on Scams and Frauds are being posted on the Lava Springs Facebook page - thank you for posting these reports. Please pass on any information you have on new scams as there's something new every day.

There has been an increase in the number of vehicles parked along Lava Springs Loop for extended periods of time. The City Ordinance only allows parking for 72 hours. Due to complaints about this issue, the Board will contact the Nampa Police Department if they observe violations of the 72 hour ordinance and the City will issue citations.

Lava Springs Owners Association (Form 1120-H) (QB)

01/24/25

Balance Sheet

Cash Basis

Comparative Supplemental Schedule

	<u>Dec 31, 24</u>	<u>Dec 31, 23</u>	<u>\$ Change</u>	<u>% Change</u>	<u>% of Column</u>
ASSETS					
Current Assets					
Checking/Savings					
10010 · Checking					
10101 · Chkg-Banner-General 5117	77,187.04	71,209.39	5,977.65	8.4%	45.1%
10402 · Chkg-Banner-Debit Card 8911	1,563.14	2,500.01	(936.87)	(37.5)%	0.9%
Total 10010 · Checking	<u>78,750.18</u>	<u>73,709.40</u>	<u>5,040.78</u>	<u>6.8%</u>	<u>46.0%</u>
10199 · Reserve Funds					
10200 · BMA-Banner-Reserve Acct 6819	92,527.05	77,253.82	15,273.23	19.8%	54.0%
Total 10199 · Reserve Funds	<u>92,527.05</u>	<u>77,253.82</u>	<u>15,273.23</u>	<u>19.8%</u>	<u>54.0%</u>
Total Checking/Savings	<u>171,277.23</u>	<u>150,963.22</u>	<u>20,314.01</u>	<u>13.5%</u>	<u>100.0%</u>
Total Current Assets	<u>171,277.23</u>	<u>150,963.22</u>	<u>20,314.01</u>	<u>13.5%</u>	<u>100.0%</u>
TOTAL ASSETS	<u>171,277.23</u>	<u>150,963.22</u>	<u>20,314.01</u>	<u>13.5%</u>	<u>100.0%</u>
LIABILITIES & EQUITY					
Equity					
32000 · Retained Earnings	150,963.22	99,400.85	51,562.37	51.9%	88.1%
Net Income	20,314.01	51,562.37	(31,248.36)	(60.6)%	11.9%
Total Equity	<u>171,277.23</u>	<u>150,963.22</u>	<u>20,314.01</u>	<u>13.5%</u>	<u>100.0%</u>
TOTAL LIABILITIES & EQUITY	<u>171,277.23</u>	<u>150,963.22</u>	<u>20,314.01</u>	<u>13.5%</u>	<u>100.0%</u>

Lava Springs Owners Association (Form 1120-H) (QB)

01/24/25

Revenue & Expense

Cash Basis

Comparative Supplemental Schedule

	Jan - Dec 24	Jan - Dec 23	\$ Change	% Change	% of Income
Ordinary Income/Expense					
Income					
40000 · Dues Income (279+1)					
40001 · Dues Income-Per Bank					
40003 · Dues Income @ \$600	167,353.95	169,527.15	(2,173.20)	(1.3)%	98.0%
41106 · Prepaid Dues for 2023	0.00	(42,359.33)	42,359.33	100.0%	0.0%
41107 · Prepaid Dues for 2024	(82,464.93)	82,464.93	(164,929.86)	(200.0)%	(48.3)%
41108 · Prepaid Dues for 2025	80,821.49	0.00	80,821.49	100.0%	47.3%
Total 40001 · Dues Income-Per Bank	165,710.51	209,632.75	(43,922.24)	(21.0)%	97.0%
Total 40000 · Dues Income (279+1)	165,710.51	209,632.75	(43,922.24)	(21.0)%	97.0%
40100 · Ancillary Income					
40200 · New Resident Transfer Fee Inc	2,500.00	3,250.00	(750.00)	(23.1)%	1.5%
40300 · New Resident Set Up Fees					
40301 · Set Up Fee Income	100.00	550.00	(450.00)	(81.8)%	0.1%
Total 40300 · New Resident Set Up Fees	100.00	550.00	(450.00)	(81.8)%	0.1%
41000 · Late Charges & Fees	999.07	1,801.03	(801.96)	(44.5)%	0.6%
41090 · Pool Key Income	175.00	45.00	130.00	288.9%	0.1%
41210 · Insured Loss Recovery	1,000.66	0.00	1,000.66	100.0%	0.6%
44900 · Other Income	0.00	40.00	(40.00)	(100.0)%	0.0%
Total 40100 · Ancillary Income	4,774.73	5,886.03	(911.30)	(16.0)%	2.8%
41600 · Interest Income	273.23	215.78	57.45	26.6%	0.2%
Total Income	170,758.47	215,534.56	(44,776.09)	(20.8)%	100.0%
Expense					
50100 · Property Mgmt & Other Fees					
50101 · Riverside Contractual Fee	8,340.00	8,295.00	45.00	0.5%	4.9%
50110 · Set Up Fee Paid to Riverside	100.00	300.00	(200.00)	(66.7)%	0.1%
Total 50100 · Property Mgmt & Other Fees	8,440.00	8,595.00	(155.00)	(1.8)%	4.9%
51000 · Riverside Admin & Other Costs					
51100 · Office Expense	879.54	1,476.53	(596.99)	(40.4)%	0.5%
51300 · Postage & Delivery	1,280.57	1,382.17	(101.60)	(7.4)%	0.7%
51350 · Annual Meeting	212.00	527.00	(315.00)	(59.8)%	0.1%
51900 · Other Administrative Exp	877.87	234.98	642.89	273.6%	0.5%
Total 51000 · Riverside Admin & Other Costs	3,249.98	3,620.68	(370.70)	(10.2)%	1.9%
52000 · Repairs & Maintenance					
52003 · Walking Paths	937.30	0.00	937.30	100.0%	0.5%
52004 · Bark Replacement	2,620.00	15,155.00	(12,535.00)	(82.7)%	1.5%
52005 · New Trees & Trimming	450.00	300.00	150.00	50.0%	0.3%
52010 · Holiday Lights	514.38	303.05	211.33	69.7%	0.3%
52012 · Repairs & Maint-Other	1,385.93	575.25	810.68	140.9%	0.8%
52016 · Subdivision Signs	123.67	282.75	(159.08)	(56.3)%	0.1%
52017 · Neighborhood Watch	126.50	0.00	126.50	100.0%	0.1%
Total 52000 · Repairs & Maintenance	6,157.78	16,616.05	(10,458.27)	(62.9)%	3.6%
52200 · Landscaping & Grounds					
52201 · Contracted Services					
52202 · Blue Ribbon/US Lawns					
52203 · Base Fee	79,477.83	75,943.89	3,533.94	4.7%	46.5%
52204 · Irrigation Related	8,994.96	8,387.97	606.99	7.2%	5.3%
Total 52202 · Blue Ribbon/US Lawns	88,472.79	84,331.86	4,140.93	4.9%	51.8%
52210 · Surcharges	144.22	821.38	(677.16)	(82.4)%	0.1%
52215 · Additional Irrigation	6,951.86	12,346.59	(5,394.73)	(43.7)%	4.1%
52220 · Other Services	3,410.42	6,078.88	(2,668.46)	(43.9)%	2.0%
Total 52201 · Contracted Services	98,979.29	103,578.71	(4,599.42)	(4.4)%	58.0%

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Revenue & Expense

Cash Basis

Comparative Supplemental Schedule

	Jan - Dec 24	Jan - Dec 23	\$ Change	% Change	% of Income
52225 · Other Grounds Services					
52230 · Other Vendor Services	1,495.00	1,520.00	(25.00)	(1.6)%	0.9%
52240 · Tree Removal	2,075.00	0.00	2,075.00	100.0%	1.2%
Total 52225 · Other Grounds Services	3,570.00	1,520.00	2,050.00	134.9%	2.1%
Total 52200 · Landscaping & Grounds	102,549.29	105,098.71	(2,549.42)	(2.4)%	60.1%
52290 · Pool & Amenities Expense					
52300 · Pool Bathrm Cleaning	2,250.00	2,650.00	(400.00)	(15.1)%	1.3%
52350 · Pool Service Contract	8,801.62	11,355.76	(2,554.14)	(22.5)%	5.2%
52370 · Pool Repairs & Maint	6,767.90	4,034.21	2,733.69	67.8%	4.0%
52600 · Pool Security	1,227.00	623.70	603.30	96.7%	0.7%
52660 · Pool Signs	0.00	61.48	(61.48)	(100.0)%	0.0%
52700 · Pool Building Supplies	43.84	0.00	43.84	100.0%	0.0%
Total 52290 · Pool & Amenities Expense	19,090.36	18,725.15	365.21	2.0%	11.2%
53000 · Utilities & Related					
53001 · Electricity	1,664.22	1,793.45	(129.23)	(7.2)%	1.0%
53101 · Water	216.27	259.87	(43.60)	(16.8)%	0.1%
53301 · Natural Gas	679.31	1,313.01	(633.70)	(48.3)%	0.4%
53401 · Sewer	737.71	797.90	(60.19)	(7.5)%	0.4%
Total 53000 · Utilities & Related	3,297.51	4,164.23	(866.72)	(20.8)%	1.9%
54100 · Bank Charges	72.00	72.00	0.00	0.0%	0.0%
54400 · Professional Fees					
54402 · Legal Fees	160.00	150.00	10.00	6.7%	0.1%
54403 · Tax Prep	316.00	0.00	316.00	100.0%	0.2%
54404 · County Recorder	20.00	30.00	(10.00)	(33.3)%	0.0%
Total 54400 · Professional Fees	496.00	180.00	316.00	175.6%	0.3%
55100 · Irrigation Assessments	4,370.54	4,266.37	104.17	2.4%	2.6%
55200 · Insurance Expense	2,721.00	2,634.00	87.00	3.3%	1.6%
Total Expense	150,444.46	163,972.19	(13,527.73)	(8.3)%	88.1%
Net Ordinary Income	20,314.01	51,562.37	(31,248.36)	(60.6)%	11.9%
Net Income	20,314.01	51,562.37	(31,248.36)	(60.6)%	11.9%



Candidate Nomination

Lava Springs Owners Association Corporation Board Member

The Board of Directors is requesting candidates for the upcoming 2025 Election for the Community Association. As a member of the community, you are encouraged to take this opportunity to participate in the upcoming election process.

For this year's election, there are a minimum of three (3) to a maximum of seven (7) seats available on the Board of Directors for a term of one (1) year. If you are interested in running for a position on the Board of Directors, please complete the Candidate Nomination form provided below including a brief personal biography. Per the governing documents, only association members can serve on the Board of Directors and must be in good standing with the HOA.

All candidate nominations are due by February 21, 2025

Expectations as a member of the Board:

- Become familiar with and be in compliance with the Association's Articles, Bylaws, CC&R's, and Rules and Regulations.
- Prepare for and attend Board Meetings (approximately 2 hours per meeting once per month or more as needed) held at a location as determined by the Board.
- Contribute equally to the roles and responsibilities of the Board including taking actions on behalf of the HOA and periodically assisting with short-term projects to meet the needs of the Community, and/or for your own personal interests and available time.
- Participate in or act as Chairperson on one or more of the Committees established by the Board.

NOTE: Directors agree to use good business and personal judgment in their role as a Board Member. Board Members cannot be compensated for their time and effort, and all Board Members agree not to realize any personal gain from their involvement on the Board of Directors.

Name: _____ Lot # _____

Property Address: _____

Phone #: Home _____ Cell _____ Email Address: _____

Please provide a brief biography of no more than 500 words (you can attach a 2nd page).
