



March 6, 2023

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, Ballot Measures, Ballots, and Proxy form) will be mailed to you in the April 1, 2023 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 March 20, 2023. Contact information for Riverside Management is in #4 below.
2. Enclosed you will find the **Pro Forma Operating Statement for 2023**. 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 2023 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 2023 season on Saturday, May 27th. Please make sure you get your signed forms turned in early so we have time to process them prior to May 27th. We will not have anyone at the pool on opening weekend to process them 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 11, 2023 BOARD OF DIRECTORS ELECTION

GET TO KNOW YOUR NOMINEES

DOUG BROETJE:

Doug and his wife Sue are early residents in Lava Springs and he has served on the Lava Springs HOA Board since August of 2020, and over the last two years has served as a Board of Director and Vice President. He is also the Chairperson of the CC&R Review / Nomination Committee. Doug has retired from Pioneer Title and is a Veteran of the United States Marine Corps. Doug loves to golf, go boating, likes to be involved in problem solving, and has no problem making difficult decisions.

JOHN CECIL:

John has been an accountant for 46 plus years and is currently a tax and accounting business owner. Most of John's professional career was as a vice president and controller in the savings and loan, and small community bank industries. John has served as a Board of Director on the HOA Board for the past year and currently serves as the Lava Springs Owners Association Finance Committee Chairman.

SAL DE LOSANGELES:

Sal and his wife have been residents of Lava Springs for 4 years and was one of the HOA Transition Team members who transitioned to a Board of Director and Treasurer of the HOA in May of 2020. He has continued to serve in that role since that time and is a working member of the Reserve / Finance Committee. He is semi-retired and owns an income tax preparation and bookkeeping service, is Federally and State certified, and has 42 plus years of experience as an owner / operations manager in the tire service industry.

CHARLES M. DULIN:

Charles (Mike) is a retired Postmaster and has lived in Lava Springs for 4 years. He is also retired from the Idaho Air National Guard with 28 years of military time, both Air Force and Army. Mike has served as a Board of Director and Sargeant at Arms on the HOA Board for the past year. He has previous experience serving as the President of Stillwater II HOA. Mike and Mary enjoy camping and traveling.

BOB PATRICK:

Bob has lived in Lava Springs for over 7 years and was one of the HOA Transition Team members who transitioned to a Board of Director and President of the HOA in May of 2020. He has continued to serve in that role since that time and is the Chairperson of the ACC / Landscape Beautification and Pool Committees. Bob is retired with management, business ownership, and coaching experience. Bob has vast knowledge of our community, enjoys working with people, enjoys his neighbors, and cares about what happens in our community.

JIM PETERSON:

Jim has lived in Idaho for 47 years and joined our community in 2020. Jim has served as a Board of Director on the HOA Board for the past two years. He owned Peterson Trucking Company and is a member of the Elks Club. To be eligible for membership in the Benevolent and Protective Order of Elks, you must be a citizen of the United States over the age of 21 who believes in God. Elks invest in their communities through programs that help children grow up healthy and drug-free, meet the needs of today's veterans, and improve the quality of life.

DARWIN MECHAM:

Darwin is a native Idahoan and he and his wife have lived in Lava Springs for 3 ½ years. They love the peace, safety, and sense of family here. Darwin has served on the HOA Nomination / CC&R Committee for the last 2 ½ years and proudly served our Country in the US Air Force. Darwin's commitment to serve as a Board of Director comes from a conviction that if he is not willing to be actively involved in setting the course of our community, then he has no right to complain about the direction it is going. He is committed to continuing the policies of the Board of Directors as a workable but not overbearing governing group and wants the Board and the community to reflect the Idaho values that make this an attractive, safe, and desirable place to live.

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

Monthly Supplemental Schedule

6:58 PM
 02/22/23
 Cash Basis

	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Aug 23	Sep 23	Oct 23	Nov 23	Dec 23	TOTAL Jan - Dec 23
Ordinary Income/Expense													
Income													
40000 · Dues Income													
40001 · Dues Income-Per Bank													
40003 · Dues Inc 280 @ \$600	155,000	8,500	2,000	1,500	500	0	500	0	0	0	0	0	168,000
41102 · Dues Income-Prior Yr.	(42,359)	0	0	0	0	0	0	0	0	0	0	0	(42,359)
41107 · Prepaid Dues for 2024	700	800	400	400	400	400	400	1,000	400	400	1,500	37,000	43,800
Total 40001 · Dues Income-Per Bank	113,341	9,300	2,400	1,900	900	400	900	1,000	400	400	1,500	37,000	169,441
Total 40000 · Dues Income	113,341	9,300	2,400	1,900	900	400	900	1,000	400	400	1,500	37,000	169,441
40100 · Ancillary Income													
40200 · New Resident Transfer Fee Inc	500	250	250	250	1,000	750	750	250	250	250	0	0	4,500
40300 · New Resident Set Up Fees	200	100	100	100	400	300	300	100	100	100	0	0	1,800
40301 · Set Up Fee Income													
Total 40300 · New Resident Set Up Fees	200	100	100	100	400	300	300	100	100	100	0	0	1,800
41000 · Late Charge Income	0	100	500	400	350	0	80	0	0	0	0	0	1,430
41080 · Pool Key Charge Income	0	0	0	0	50	100	50	20	0	0	0	0	220
41200 · NSF Fee Income	0	0	50	0	0	0	0	0	0	0	0	0	50
44900 · Other Income	0	0	0	0	75	0	0	0	0	0	0	0	75
Total 40100 · Ancillary Income	700	450	900	750	1,875	1,150	1,180	370	350	350	0	0	8,075
41600 · Interest Income	3	3	3	3	3	3	3	3	3	3	3	3	36
Total Income	114,044	9,753	3,303	2,653	2,778	1,553	2,083	1,373	753	753	1,503	37,003	177,552
Expense													
50100 · Property Mgmt & Other Fees													
40302 · Set Up Fee Paid to Riverside	0	200	100	100	100	400	300	300	100	100	100	0	1,800
50101 · Riverside Contractual Fee	695	695	695	695	695	695	695	695	695	695	695	695	8,340
Total 50100 · Property Mgmt & Other Fees	695	895	795	795	795	1,095	995	985	795	795	795	695	10,140
51000 · Riverside Admin & Other Costs													
51100 · Office Expense	100	170	350	700	15	30	30	10	15	15	30	15	1,480
51300 · Postage & Delivery	190	225	200	500	15	25	25	15	10	10	10	5	1,230
51350 · Annual Meeting	0	0	0	0	120	0	0	0	0	0	0	0	120
51900 · Other Administrative Exp	50	360	15	100	15	75	15	10	10	10	10	10	660
Total 51000 · Riverside Admin & Other Costs	340	755	565	1,300	165	130	70	35	35	35	50	30	3,510
52000 · Repairs & Maintenance													
52001 · Fence Repair & Upgrades	0	250	250	250	250	250	250	250	250	250	250	0	2,500
52003 · Walking Paths	0	0	200	0	200	0	200	0	200	0	0	0	800
52004 · Bark Replacement	0	6,000	0	4,000	0	0	0	0	0	0	0	0	10,000
52005 · New Trees & Trimming	0	240	240	240	240	240	240	240	240	240	240	0	1,200
52009 · Pest Control	0	0	0	0	0	0	0	0	0	450	0	0	450
52010 · Holiday Lights	0	0	0	0	0	0	0	0	0	601	0	0	601
52012 · Repairs & Maint-Other	0	100	0	0	0	0	0	0	0	0	0	0	100
Total 52000 · Repairs & Maintenance	0	6,350	690	4,490	690	250	690	250	690	1,301	250	0	15,651
52200 · Landscaping & Grounds													
52201 · L&G Base Fee-Blue Ribbon	6,479	6,479	7,211	7,211	7,211	7,211	7,211	7,211	7,211	7,211	7,211	7,211	85,063
52210 · L&G Fuel Surcharges-Blue Ribbon	234	234	0	0	0	0	0	0	0	0	0	0	468
52220 · L&G Add-on Services-Blue Ribbon	0	0	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	0	14,000
52240 · L&G Tree Removal	0	0	300	300	300	300	300	300	300	300	300	300	3,000
Total 52200 · Landscaping & Grounds	6,713	6,713	9,511	9,511	9,511	9,511	9,511	9,511	9,511	9,511	7,511	7,511	102,531

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	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Aug 23	Sep 23	Oct 23	Nov 23	Dec 23	TOTAL Jan - Dec 23
52290 · Pool & Amenities Expense													
52300 · Pool Bathrm Cleaning	0	0	0	0	1,400	300	300	300	300	0	0	0	2,600
52350 · Pool Service Contract	0	0	0	1,640	1,640	1,640	1,640	1,640	1,650	1,650	0	0	11,500
52370 · Pool Repairs & Maint	0	0	0	3,000	0	1,500	0	1,500	0	0	0	0	6,000
52375 · Pool Concrete Work	0	0	0	1,400	0	0	0	0	0	0	750	0	2,150
52380 · Pool Equip & Supplies	0	0	0	0	0	0	0	0	0	0	254	2,968	3,222
52385 · Pool Parking Lot Rep & Maint	0	0	0	0	0	995	0	0	0	0	0	0	995
52390 · Pool Backflow Test	0	0	0	0	400	0	0	0	0	0	0	0	400
52600 · Pool Security	156	0	0	156	0	0	156	0	0	156	0	0	624
52700 · Pool Building Supplies	0	0	100	0	100	0	100	0	100	0	0	0	400
Total 52290 · Pool & Amenities Expense	156	0	100	6,196	3,540	4,435	2,196	3,440	2,050	1,806	1,004	2,968	27,891
53000 · Utilities & Related													
53001 · Electricity	80	80	80	80	80	150	225	290	290	170	80	80	1,685
53101 · Water	0	0	0	10	0	150	0	150	0	0	0	25	360
53301 · Natural Gas	12	13	13	13	13	325	325	170	170	70	13	13	1,150
53401 · Sewer	0	0	0	30	0	400	0	270	0	280	0	40	1,020
Total 53000 · Utilities & Related	92	93	93	133	93	1,025	550	880	460	520	118	158	4,215
54100 · Bank Charges	6	6	6	6	6	6	6	6	6	6	0	0	60
54400 · Professional Fees													
54402 · Legal Fees	0	0	0	100	500	200	100	0	0	0	0	0	900
54403 · Tax Prep	0	0	195	0	0	0	0	0	0	0	0	0	195
54404 · County Recorder	0	0	0	0	30	30	30	0	0	0	0	0	90
Total 54400 · Professional Fees	0	0	195	100	530	230	130	0	0	0	0	0	1,185
55050 · Taxes-Licenses & Reg Fees	0	0	0	0	0	0	0	0	0	0	0	0	0
55100 · Irrigation Assessments	0	0	3,800	0	0	0	0	0	0	0	0	0	3,800
55200 · Insurance Expense	0	0	1,550	1,450	0	0	0	0	0	0	0	0	3,000
57000 · Contingency	413	417	417	417	417	417	417	417	417	417	417	417	5,000
Total Expense	8,415	15,229	17,732	24,398	15,747	17,099	14,565	15,534	13,964	12,391	10,144	11,778	176,993
Net Ordinary Income	105,629	(5,476)	(14,429)	(21,745)	(12,969)	(15,546)	(12,482)	(14,161)	(13,211)	(11,638)	(8,641)	25,225	559
Net Income	105,629	(5,476)	(14,429)	(21,745)	(12,969)	(15,546)	(12,482)	(14,161)	(13,211)	(11,638)	(8,641)	25,225	559

LAVA SPRINGS OWNERS ASSOCIATION RESERVE CALCULATIONS

Ln	2023	RESERVE COST	RESERVE AMOUNT PER MONTH												MONTHLY TOTAL	CHECK FIGURE	TRANSFER AMOUNT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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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: 10000 000 00000)

Enter your email address to be added to the HOA communication distribution list