



March 10, 2025

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, 2025 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, 2025. Contact information for Riverside Management can be found in #4 below.
2. Enclosed you will find the **Pro Forma Operating Statement for 2025**. This and all other financial reports are also posted on the [lavaspringshoa.com](http://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](mailto:riversideboise@aol.com). The form is also available on the [lavaspringshoa.com](http://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 2025 season on Saturday, May 24th. Please make sure you get your signed forms turned in **no later than May 12th** 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.
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](http://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](mailto: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](mailto: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 8, 2025 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. Over the last four years Doug has served as a Board of Director and Vice President. He is also the Chairperson of the CC&R Review / Nomination Committee.

#### **JOHN CECIL:**

John has been in the accounting industry for over forty-five years and owns a tax and accounting business. John has been a member of the Lava Springs Finance Committee since 2020. He is a Lava Springs Board Member, Secretary, and Finance Committee Chairman.

#### **SAL DE LOSANGELES:**

Sal is a current HOA Board of Director. He has been married to his wife Nancy for 57 years and has 2 children, 3 grandchildren, 5 great-grandchildren, and he loves watching sports.

#### **SCOTT FIELD:**

Scott relocated to Idaho in 2018. He will be married to his wife Sue for 40 years in May, is retired, is looking forward to traveling, and loves golf and off-roading. Scott 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 commits to doing his best to help our community.

#### **DARWIN MECHAM:**

Darwin is a native Idahoan and he and his wife have lived in Lava Springs for 5 ½ years. They love the peace, safety, and sense of family here. Darwin has been a volunteer on the HOA Nomination / CC&R Committee and has been a Board of Director since his election in 2022. Darwin 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.

#### **BOB PATRICK:**

Bob has lived in Lava Springs for over 9 years and was one of the original HOA Transition Team members. Bob transitioned to a Board of Director and President of the HOA in May of 2020 and has served in this role ever since. He is Chairman of the ACC / Landscape Beautification and Pool Committees. Bob is retired with trucking company management for 40 years, and coached baseball, football, and little league. Bob has vast knowledge of our community, enjoys working with people, enjoys his neighbors, and cares about what happens in our community.

#### **MIKE SANCHEZ:**

Mike is retired Air Force with 37 years of service. He and his wife Petra have been married for 43 years and have lived in Lava Springs since 2019. Mike has served as a Board Member following his election in 2024.

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03/03/25

Cash Basis

**Lava Springs Owners Association (Form 1120-H) (QB)**  
**Profit & Loss Budget Overview**  
 January through December 2025

	Jan - Dec 25
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
40000 · Dues Income (279+1)	
40001 · Dues Income-Per Bank	
40003 · Dues Income @ \$600	88,730
41109 · Prepaid Dues for 2026	80,000
<b>Total 40001 · Dues Income-Per Bank</b>	<b>168,730</b>
<b>Total 40000 · Dues Income (279+1)</b>	<b>168,730</b>
40100 · Ancillary Income	
40200 · New Resident Transfer Fee Inc	2,500
40300 · New Resident Set Up Fees	
40301 · Set Up Fee Income	100
<b>Total 40300 · New Resident Set Up Fees</b>	<b>100</b>
41000 · Late Charges & Fees	999
41090 · Pool Key Income	175
<b>Total 40100 · Ancillary Income</b>	<b>3,774</b>
41600 · Interest Income	319
<b>Total Income</b>	<b>172,824</b>
<b>Expense</b>	
50100 · Property Mgmt & Other Fees	
50101 · Riverside Contractual Fee	8,340
50110 · Set Up Fee Paid to Riverside	100
<b>Total 50100 · Property Mgmt &amp; Other Fees</b>	<b>8,440</b>
51000 · Riverside Admin & Other Costs	
51100 · Office Expense	910
51300 · Postage & Delivery	1,334
51350 · Annual Meeting	250
51900 · Other Administrative Exp	890
<b>Total 51000 · Riverside Admin &amp; Other Costs</b>	<b>3,384</b>
52000 · Repairs & Maintenance	
52002 · Concrete Work	2,000
52003 · Walking Paths	1,700
52004 · Bark Replacement	4,400
52005 · New Trees & Trimming	1,500
52010 · Holiday Lights	400
52012 · Repairs & Maint-Other	950
52016 · Subdivision Signs	175
<b>Total 52000 · Repairs &amp; Maintenance</b>	<b>11,125</b>
52200 · Landscaping & Grounds	
52201 · Contracted Services	
52202 · Blue Ribbon/US Lawns	
52203 · Base Fee	87,787
52204 · Irrigation Related	5,844
<b>Total 52202 · Blue Ribbon/US Lawns</b>	<b>93,632</b>
52210 · Surcharges	144
52220 · Other Services	9,600
<b>Total 52201 · Contracted Services</b>	<b>103,376</b>



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

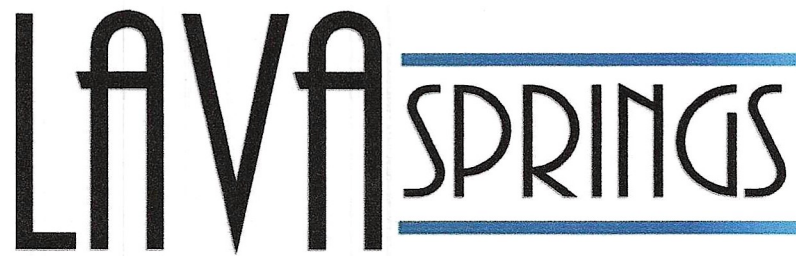
03/03/25

## Profit &amp; Loss Budget Overview

Cash Basis

January through December 2025

	Jan - Dec 25
52225 · Other Grounds Services	
52230 · Other Vendor Services	1,600
52240 · Tree Removal	2,400
Total 52225 · Other Grounds Services	4,000
Total 52200 · Landscaping & Grounds	107,376
52290 · Pool & Amenities Expense	
52300 · Pool Bathrm Cleaning	2,850
52350 · Pool Service Contract	9,400
52370 · Pool Repairs & Maint	3,000
52600 · Pool Security	1,160
52700 · Pool Building Supplies	500
Total 52290 · Pool & Amenities Expense	16,910
53000 · Utilities & Related	
53001 · Electricity	1,800
53101 · Water	300
53301 · Natural Gas	1,078
53401 · Sewer	850
Total 53000 · Utilities & Related	4,028
54100 · Bank Charges	84
54400 · Professional Fees	
54402 · Legal Fees	600
54403 · Tax Prep	200
54404 · County Recorder	20
Total 54400 · Professional Fees	820
55100 · Irrigation Assessments	5,000
55200 · Insurance Expense	2,900
57000 · Contingency	5,000
Total Expense	165,067
Net Ordinary Income	7,757
Net Income	7,757



## 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