



HUNTER'S POINT HOMEOWNERS ASSOCIATION

Nampa, Idaho

HUNTER'S POINT HOA BOARD

President:

Terry Smith

Vice-President:

Joe Lammers

Secretary:

Leslie Howard

Treasurer:

Elicia Pitau

At-Large:

Dave Harris

Website:

www.hunterspointnampa.org

Email:

info@hunterspointnampa.org



Hunter's Point Facebook Page:

[www.facebook.com/
hunterspointnampahoa](http://www.facebook.com/hunterspointnampahoa)

**HOA Financial Management
and Compliance:**

Snake River HOA Management
(208) 855-0505

Snake River Website:

[snakeriverhoamgmt.
homesteadcloud.com](http://snakeriverhoamgmt.homesteadcloud.com)

MyGreenCondo login:

[www.mygreencondo.net/
hunterspoint/login.php](http://www.mygreencondo.net/hunterspoint/login.php)

SUMMER 2026

RESIDENTS VOTE TO APPROVE UPDATED HOA DOCS

By a vote of 140-2, Hunter's Point homeowners have voted to approve the updated HOA By-Laws and CC&Rs.

Thank you to everyone who took the time to review the changes and submit your vote! It was a long and tedious process—over three years—but we reached the end of the road. We won't have to bother you any more.

The next step for full authorization will include notarizing the documents signed by the HOA Board President and Secretary, then filing the official documents with the Idaho Secretary of State. The new documents can be viewed on our website at www.hunterspointnampa.org/resources.

2026 ANNUAL MEETING SET FOR OCTOBER 8

The Annual Meeting of the Hunter's Point Homeowners Association will be held on Thursday, October 8th at 6:30 p.m. in the cafeteria at Owyhee Elementary School, 2300 W. Iowa.

The proposed 2027 Budget will be presented, the President will give his annual report, and there will be opportunity for questions and answers.

Another significant action item will be election of Directors for 2027. President Terry Smith and At-Large Member David Harris are stepping down at the end of this year, leaving two open positions.

According to our By-Laws, a quorum (30% or 56 homeowners) must be present to conduct official business. (Note: 1 vote per homeowner lot). Homeowners who are current with all dues/assessments are eligible to vote in person or by proxy. A board election will be held only if a quorum is present. In the event a quorum is not present, the current Directors will continue in office, and any vacancies on the Board will be filled by the Directors at an official meeting.

Please let the Board know if you are interested in running for election.

REMINDER

Here are some friendly reminders from our HOA CC&Rs:

ON-STREET PARKING CC&RS SECTION 5.18

On-street parking is limited to guests, whether extended stay or frequent, and shall not be used as regular parking of homeowner vehicles, trailers, RVs, etc.

TRASH CANS CC&RS SECTION 5.26 (d)

All trash, debris, garbage, and refuse shall be kept at all times in a covered container and all such containers shall be kept on a Lot within an enclosed structure or screened from the public view.

MAINTENANCE OF FENCES AND MAILBOXES

Maintaining the wrought iron fences between your property and common areas, along with your mailbox post is the responsibility of the homeowner. Here is the recommended paint to use:



SUMMER NOTES

Painting Your Home

Many of our homes in Hunters Point are now ten or more years old. And many of them are due—or overdue—for repainting. Some of you may have even received a note from Snake River reminding you that your home needs to be painted.

Please note that repainting your home is an improvement project that needs to go through the HOA's Architectural Control Committee (ACC) process. There is an approved color palette (which has been expanded recently), so your color choice must be approved, even if you are planning to repaint using the original colors. The application process for getting approval for any improvements can be found on our webpage at www.hunterspointnampa.org/resources.

Trees in the Parking Strip and Front Yard

All homes are required to have one tree in the right-of-way between the sidewalk and the street (parking strip), and one tree in the front yard (CC&Rs Sec. 5.25 (b) and (d). If you are needing to add or replace a tree in the parking strip, the city of Nampa has a program where they will plant an approved tree for a nominal fee. For more information, go to www.nampaparksandrecreation.org/200/Right-of-Way-Program.

It is the responsibility of the homeowner to trim and maintain parking strip trees to a height of 7' above the sidewalk and 14' above the street.

Water Conservation Tips

- Prevent sprinklers from irrigating the sidewalk, driveway, or street.
- Install a rain sensor that shuts sprinklers off when detecting rain.
- Don't water your lawn on rainy or windy days.
- Let your grass grow! Longer grass is more drought-resistant and reduces evaporation and weeds.
- Water early in the morning or evening to prevent daytime evaporation
- Saturate root zones and let the soil dry

HUNTER'S POINT COMMUNICATION TOOLS

There are helpful tools that are available to you:

OUR WEBSITE: www.hunterspointnampa.org

On our website you will find a directory of our board and committees, links to our current HOA CC&Rs, rules and procedures, link to an application for construction and improvements, our current dues, and contact information.

MY GREEN CONDO: www.mygreencondo.net

Provided by Snake River HOA Management, on this site you can make payments on your HOA dues, make application to ACC for projects, check ACC application status and more.

FACEBOOK PAGE:

www.facebook.com/hunterspointnampahoa

Current and upcoming events, and helpful community information are posted regularly.