



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)

SPRING 2025

Those of us who were here for the infamous “snowmageddon” during the winter of 2026-17 can really appreciate the mild winter we just experienced. Let’s just say the hardware stores had a huge inventory of snow shovels and ice melt left over. But now spring is here and we can look forward to gardening, lawn-mowing, weeding, and other outdoor fun, right?



Meanwhile your HOA Board meets every month to review finances, address issues, and oversee the business of our organization. During the month we are also regularly communicating with our contractors: Snake River HOA Management, who manages our finances and compliance processes; and Blue Ribbon Landscape, who is tasked with maintaining our nearly 3 miles of beautiful common areas, lawns, trees and shrubs.

Remember Hunter's Point includes 5 phases: Herron Springs, Miller Crossing, Royal Ridge, Sunrise Mist, and North Slope/Cross Slope. Take a drive around the whole subdivision this spring and enjoy the flowering trees

Maintaining our landscaping and irrigation systems comprises more than 85% of our annual expenses. The Board recently renewed our contract with Blue Ribbon for 2025-27. Having a two-year contract allows us to maintain price stability longer rather than having our costs go up each year. Our new landscaping contract began in March, and although it increased around \$430/month, that is compared with the 2023-25 contract signed in March 2023.

We are attaching to this newsletter our 2025 budget which has undergone some revision primarily due to the new landscaping contract. It is the board's intent to begin the budget planning process this summer so that we can present a draft 2026 budget at our annual meeting in October. If you have any questions, please contact one of your board members.

REMINDER

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

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:



REMINDER: ON-STREET PARKING CC&RS SECTION 5.19

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 5.28 (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.

SPRING 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 and process for getting approval for any improvements can be found on our webpage at www.hunterspointnampa.org/resources.

Trees in the Right-of-Way

All homes are required to have one tree in the right-of-way between the sidewalk and the street. It is the responsibility of the homeowner to trim and maintain those trees, especially if they are encroaching on the walkway. If you are needing to add or replace a tree, 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.

Water Conservation

Wise lawn watering is important. The City of Nampa offers up to \$5,000 in rebates for transforming your lawn or updating an inefficient irrigation system. For more information on the city's waterwise rebate program, go to www.cityofnampa.us/1747/Waterwise-Rebate-Program.

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.