



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 2026

VOTE UNDERWAY TO APPROVE UPDATED HOA DOCS

You recently received emails from **mygreencondo.net** to review and approve updated By-Laws and CC&Rs (Covenants, Conditions, and Restrictions) for Hunter's Point. These documents have never been updated since the HOA was formed in 2006.

Your HOA Board has undertaken a thorough review of the documents, including an extensive legal review by our attorney. The final proposed versions accomplish two major changes: 1. Eliminating all outdated references to previous structures, processes and ties related to the original Grantor (developer) and Golf Course; and 2. Ensuring that the documents comply with all new and current state legislation regarding HOAs and Non-Profits. Go to www.hunterspointnampa.org/resources to compare documents.

Please read the instructions emailed to you and follow the process to go online and vote to approve or not approve the two proposed documents. At last count, there were 51 votes to approve the CC&Rs and 38 to approve the By-Laws. (A few of you missed voting for the second document.) We need 124 affirmative votes for approval. Please take a moment to go online and cast your vote (1 per household). It's time to update our 20-year-old documents!

VOLUNTEERS NEEDED

Our ACC (Architectural Control Committee) is looking for additional volunteers to serve on the committee. The ACC reviews and approves or denies requests for additions or changes to the exterior of your home (painting, roof replacement, fences, etc.) Contact Annette Wall at annetewall365@gmail.com if you have questions.

SPRING TIPS

Here are some ways to keep our subdivision neat and safe this spring:

- Avoid overnight street parking of vehicles
- Keep boats and RVs in a fenced area
- Trim tree branches that encroach on the sidewalks to a height of 7'.

Refer to our CC&Rs for details.

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.