



HUNTER'S POINT HOMEOWNERS ASSOCIATION

Nampa, Idaho

HUNTER'S POINT HOA BOARD

President:

Terry Smith

Secretary:

Leslie Howard

Treasurer:

Dave Harris

At-Large:

Joe Lammers

Website:

www.hunterspointnampa.org



Facebook Page:

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

**Financial Management
and Compliance:**

Snake River HOA
Management
(208) 855-0505

Website:

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

FALL 2023

We've had a beautiful summer in Idaho - not too hot, not too much smoke, and lots of time to enjoy our wonderful state. With the cooler fall weather, it's time to focus on preparing the yard and house for the colder weather ahead.



Here in our Hunter's Point neighborhood, our landscaping crews will soon transition from mowing to tree and shrub trimming and leaf pickup. As you know, the majority of our HOA budget goes toward maintaining our nearly 2 miles of common space, lawns, shrubs and trees.

Our objective is to maintain the beauty and health of our greenspace to help keep our neighborhood beautiful and inviting. Thank you to those of you who have pointed out areas that needed further attention, whether it be stressed lawns, dead or stressed trees, or weeds. You can send concerns to info@hunterspointnampa.org.

Homeowners need to remember that you are responsible for maintaining the lawns and trees in the parking strip in front of your homes. City code and our CC&Rs state that a minimum of one deciduous tree must be planted in the parking strip/right-of-way in front of each lot. As trees grow, please ensure that the branches overhanging the sidewalk are trimmed up to avoid obstructing walkers.

Thanks for all you do to keep your lawns and landscaping looking nice and well-maintained.

In the upcoming winter months, remember it is the homeowner's responsibility to ensure that the sidewalks in front of your home are shoveled after measurable snowfall for the safety of our neighbors.

— Your HOA Board

REMINDER

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

On-Street Parking 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.”

For safety and courtesy, the sidewalk in front of your home should never be blocked by vehicles, trailers, RVs, etc.

Garage Doors Section 5.21

“Garage doors shall be closed except when opened for temporary purpose.”

Barking Dogs Section 5.10

“Barking dogs will be considered a nuisance and dealt with according to city regulations.”

Walking Your Dogs

As a courtesy reminder, remember to carry a waste bag with you. No one likes to go out and find that your dog has done its business in my yard.

City code requires that dogs be kept on-leash at all times when off your property.

SAFETY REMINDER:

The speed limit on ALL streets within the Hunter's Point subdivision is **20 MPH**.

ANNUAL MEETING—OCTOBER 19, 2023

Our Annual Meeting will be held on Thursday, Oct. 19 at 6:30 p.m. in the Iowa School Cafeteria, 626 W. Iowa.

We will discuss our finances, the status of our By-Laws and CC&R review and update, and elect board members. Please plan to attend to ensure we have a quorum of homeowners present in order to conduct official business. Each residential lot gets one vote.

NOTE: The Board has voted that HOA dues will NOT increase next year. Be aware that according to our CC&RS, homeowners must be current on all dues and assessments in order to vote at the annual meeting.

HOA BOARD AND COMMITTEE RECRUITMENT

The Board is seeking nominations for an open board position for 2023-24. If you are interested in submitting your name for nomination or have questions, send an email to Board President, Terry Smith, at info@hunterspointnampa.org.

Nominated parties will be included on the Board ballot to be voted on at the HOA Annual Meeting. Board members serve for one-year terms and meet once a month to conduct board business.

REVIEW AND UPDATE OF OUR BYLAWS/CC&RS

The Hunter's Point Board has authorized a complete review and update of the HOA Declarations, ByLaws, and Covenants, Conditions and Restrictions. The original documents from when the Association was created in 2006 contain multiple references to its ties to the original Hunter's Point Golf Course which are no longer valid, along with many outdated organizational structures.

In addition, the Idaho Legislature has passed recent legislation that affects the operation of HOAs in our state.

Our documents are undergoing a thorough legal review and updating to ensure that they are current and in compliance.

HUNTER'S POINT COMMUNICATION TOOLS

There are two helpful tools that are available to you as residents of Hunter's Point:

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 and an application for construction and improvements, our current dues, and contact information.

FACEBOOK PAGE:

www.facebook.com/hunterspointnampahoa

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