

NORTH HENRY'S LAKE HOA ISLAND PARK, ID

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Board of Directors

March 16, 2018

Fellow Members/Owners:

Temperatures at Henry's Lake are above freezing for a couple days and Spring is on the way. But, not before a few more snow storms.

With the warmer temperatures and thawing of the ground we anticipate the possibility of new construction in our neighborhood. Therefore, the Board is being proactive to help. As everyone knows, the CC&R's require a permit from the Association for any and all construction. Also, the By-Laws give the Board responsibility for maintain and operating our water system.

Idaho State regulations define our water system as a "Public Water System" and as such it is regulated by Eastern Idaho Public Health District 7. We are required to meet specified standards and conduct sanitary surveys, including, but not limited to, sending samples to the Health District for analysis.

In order to maintain sanitary conditions in our water system the Board, under Article VIII, Section 1 (b) of the By-Laws, is adopting Rules and Regulations affecting any work relating to the water system, including new hook-ups to the system and any and all other work.

Resolution: The Board of Directors of North Henry's Lake Homeowners' Association, Inc. (NHLHA) resolves that any and all work, construction, maintenance, or other actions which affect or are related to the NHLHA Water System (NHLHA Municipal Water System) shall be carried out only by those Licensed Contractors or other individuals who have been selected by the Board of Directors. Homeowners are responsible for the expense of connecting their water line to the water line of the NHLHA Municipal Water System, including a shut-off valve at the property line. In the event that a Homeowner elects to use another (non-approved) contractor for connecting to the NHLHA Municipal Water System, the NHLHA's selected Licensed Contractor (or designee) shall oversee the construction and approval of the work. Any expenses involved in the work performed to connect a Homeowner's water line to the NHLHA Municipal Water System or in overseeing the work of a non-approved Licensed Contractor shall be at the Homeowner's expense.

Please contact the Board of Directors prior to any work or activity relating to the water system for a list of "Approved Contractors". Our community rules, By-Laws, and CCRs are accessible on our new website northhenryslake.com.

Sincerely,

Michael Weigand

President, NHLHA, Inc.



October 30, 2017

Dear Fellow Owners:

This past summer was both fun and busy for the Board and other owners. While fishing in the lake was not as good as we would have wanted, we were in the beautiful mountains enjoying our great outdoors. There were worthwhile activities with the many organization in the area as well as free time to relax.

The board was busy with requests for building permits, our water system and roads. As you should remember, last year the owners in the Association voted to amend the Covenants in four or the five subdivisions to ban short-term rentals on properties purchased after the recording of the amendment. Division One did not pass this amendment to their Covenants.

This year a group of owners circulated a petition to amend the By-Laws of the Association to change the definition of "Lot". Over the past twenty years, several owners of multiple continuous lots had their lots replanted with the County as one lot. This resulted in some controversy as to the effect on assessments. The By-Laws contain provisions for amending the by-Laws. Following the stated procedure, a petition for amendment with more than twenty percent of owners signing was presented to the Board. The Board then mailed Ballots to all owners for their vote. There are 156.5 lots with one vote per lot, 156.5 votes. Of the ballots returned there were 87 votes in favor of the amendment, 46 votes opposed to the amendment, and 23.5 votes not cast. The 87 votes in favor is 55.6%, a majority, and therefore the amendment has passed.

The Board has passed a Resolution to have this change in the By-Laws recorded with Fremont County. By-Laws, Article II, Section 4 now states:

"Lot" shall mean and refer to any residential plot land, excluding any common area, shown upon any recorded subdivision map of Henrys Lake Lodge subdivision, recorded in the office of the County Recorder of Fremont County, Idaho. Any previously separated lots that have been legally amended and re-platted as a single lot, by plat recorded in the office of the County Recorder of Fremont County, shall be considered a single lot for purposes of these By-Laws.

As a reminder, the following rules were also updated at the 2017 annual members meeting:

Parking--Vehicles shall not be parked in or on the streets and roads of the subdivisions except for the designated parking areas near the entrances. **There shall be no parking on or obstruction of subdivision road, or blocking entrances, mailboxes, gravel piles or HOA boat ramp access by vehicles, including trailers, etc.** Members shall be responsible for the off-street parking of their own vehicles and those of guests and visitors. (July 9, 2005, July 12, 1981)

1. Short-term Property Rentals

1. Renting (for less than 30 days) without having the appropriate permits and or complying with the CC&Rs will in fines of \$300 per day. Advertising without required permits or compliance with the CC&R's will result in fines of \$100 per day.

2. 2. Activities by property rental groups that result in nuisance complaints such as (but not limited to) loud noise; illegal parking on roads or other property, trespass on other's property; speeding on access roads; etc. will result in a \$50 per incident fine to be paid by the homeowner.

3. 3. A list of the Rules of the North Henrys Lake Homeowners Association (NHLHA) must be posted in each authorized rental property so renters shall know the Subdivision Rules. This list of Rules shall be part of any rental agreement and shall be acknowledged by the rent and any rental agency.

Assessments.

1. 1. All owner's annual and special assessment invoices must be paid within 30 days of the date of the invoice billing date. Owners who are delinquent for 30 days shall be sent a "Delinquent Notice" and shall have (30) days to pay the invoice.

2. 2. Failure by the Owner to pay any annual or special assessment invoice within thirty (30) days of the date of the Delinquent Notices will incur a late fee of fifty dollars (\$50) and one hundred dollars (\$100) per each subsequent month.

3. 3. The Board of Directors of the North Henrys Lake Homeowners Association, Inc (NHLHA) shall have the right to put a lien on the proerty and/or terminate the associations water supply to the property of Owners who are delinquent in paying assessments after written notice of such action.

4. 4. The Board of director's of North Henrys Lake Homeowners Association, Inc will have the discretion to modify or waive the fine due to extenating circumstances.*(Please note that a complete set of Rules, along with the By-Laws of the Association, and Covenants are available online.)*

-----Autumn is with us and temperatures are crisp. We hope for a good snow pack again this year to keep our streams and rivers flowing at good levels.Wishing you Happy Holidays,

Sincerely,

Michael Weigand
President, NHLHA, Inc