

North Henrys Lake Homeowner's Association

Aug 16, 2021 | Fall President's Letter | northhenryslake.com | northhenryslake@gmail.com

Board Members

- Rachel Wilde, President
- Jeff Ringelman, VP/Secretary
- Gordon Knudsen, Treasurer
- Rees Rumsey, Roads
- Karen Kelly, Architectural Review
- Bill Hall, Water Director
- Richard Zimmerman, Water Manager

NHLHA Website

northhenryslake.com

Outgoing Board Members

Carol Heath, Treasurer

Richard Hodge, Secretary

Steve Pond, Roads

Thank you!

Thanks to everyone who helped with this year's community lot clean out project!

Hello neighbors,

I hope you're doing well and enjoying the summer sunshine before the fall sets in. The annual NHLHA homeowner's meeting was held on July 10, 2021. We greatly appreciate the Hodge's for their hospitality in hosting the meeting and the neighborhood BBQ following it. Thanks to all in attendance, both in person and online, and for each Board member's preparation for the event. Attached are meeting minutes.

Important Need to Conserve Water

As many of you have noticed, the overflow has stopped running in the fenced HOA lot for quite some time now. We are concerned by this occurrence combined with the noticeable reduction in the flow of our neighborhood creek along with extreme drought conditions in the West. The primary aim of the community water system is to provide adequate potable drinking water. Lush lawns are a luxury, not a necessity. As such, due to the drought, **we are asking homeowners to reduce their lawn watering. Effective immediately, we are asking for your voluntary compliance with limiting your lawn watering to 6 hours per week and ask that watering be done in the evenings, nights, or early mornings so as to increase effectiveness and limit waste from evaporation.** We appreciate your cooperation. These water conservation efforts aim to help us ensure there's enough water for drinking, showering, washing, and regular home usage. Your efforts to conserve water will help with that goal.

The Board is going to coordinate efforts with a water engineer to further investigate the lack of overflow and possible alternative water sources as a backup in the event of our spring being inadequate to meet the community's needs. Nothing has been decided; we are just gathering information. In the meantime, it's important that we conserve the water that we have now.

If you notice a drop in water pressure or any breaks in the system, please contact Bill Hall (801-244-3597) to report the issue. As a reminder, in 2020 at the annual meeting, the homeowners voted on and approved a \$2,500 connection fee for new water hookups to the community system. If you have questions about new water connections or how your hookup connects into the community system, please contact Bill Hall.

New Homeowners

There have been many new homeowners purchasing homes within the NHLHA. Welcome! We're glad to have you join our neighborhood. Apart from the wonderful views and location, it's the people in this neighborhood that make north Henrys Lake a special place to be. We welcome you to the neighborhood and look forward to getting to know you. If you're not getting our NHLHA group emails, please email us at northhenryslake@gmail.com. You can access our community rules, bylaws, CC&Rs, and more at our website northhenryslake.com. Also, we have set up Nextdoor for our community. This website/app is another means of communication for the neighborhood. If you are interested in using Nextdoor, just send us your email address and we will send you an invitation to join.

Community Reminder to Be a Good Neighbor

It's human nature that people don't always see eye-to-eye and disagreements arise. When such disagreements happen, it's always more productive and beneficial when we keep our cool and try to be civil to one another. Please keep this neighborhood a great place to live by being kind to your neighbors, even when disagreements arise. One way to help our community is to abide by the community rules (see attachment). In particular, please be mindful of the 10mph speed limit. This speed limit helps keep everyone safe, especially when people are out walking the neighborhood roads during the summer and fall. We'd also like to remind everyone that parking is not allowed on community roads (apart from parking areas on entrances) and off-road vehicles, such as 4-wheelers and all-terrain vehicles, are prohibited on subdivision roads apart from transportation to and from county/state roads and residences or for maintenance. When we each do our part to keep the neighborhood quiet and safe, everyone benefits.

Bears

It's still bear season at Island Park. If you use a trash collection service, do not set out your garbage until a few hours before collection. Do not leave garbage out overnight. Please keep food and garbage secured in your garage or indoors. When bears find a food reward, it changes their behavior pattern and they return for an easy meal. If you spot a bear in our neighborhood, please contact Kyle Garrett – Senior Bear Technician, Cell Phone: (801) 560-9806, Email: kyle.garrett@idfg.idaho.gov; Chris Johnson 208-390-0629; or Jeremy Nicholson – Bear Biologist, Office Phone: (208) 558-4215, Cell Phone: (919) 538-5561, Email: jeremy.nicholson@idfg.idaho.gov.

Annual Assessments

At the annual meeting, a \$300 per lot yearly assessment was approved. The annual assessment will be mailed out on August 20. Please watch for it. Late fees will apply this year for those who do not pay on time. For the community late-fee policy, please see the last section on this web-page: northhenryslake.com/rules-info/. If you do not get a copy of your bill by the end of August, please email us at northhenryslake@gmail.com.

Snow Plowing

The HOA pays to plow the 4 main entrances to the neighborhood during the winter. Plowing will not begin until after Thanksgiving when the roads are frozen. Early plowing causes road damage. If you'd like the road plowed to your house, it is up to you to arrange and pay for the additional plowing. The HOA is contracting with Jordan Johnson at Timberline Plowing for the entrances (contact: 307-413-8170). Again, you are responsible for the cost if you arrange for plowing to your own property.

It was a joy to see so many of you in person at this year's annual meeting and BBQ. It's a wonderful community made special by the people in our neighborhood. Thank you for being our friends and neighbors. We wish you a safe and healthy rest of your summer.

Rachel Wilde

President, NHLHA

2021 NHLHA Annual Meeting Minutes

The meeting was officially opened on July 10, 2021 at 10:10 AM and held at the Hodge House. 33 individuals were present or represented by proxy and 11 were on the zoom link.

President Gordon Knudsen thanked everyone, welcomes to the meeting and shared agendas for all present.

Richard Hodge summarized the minutes from the prior meeting and they were moved by Mary VanFleet and seconded by Steve Pond to be approved. It passed unanimously.

Mary VanFleet then took the floor and shared information about both the Henrys Lake Foundation and the Henry's Fork Wildlife Alliance.

We then had a representative of the Forest Service to update the community on bear awareness. It was a lively conversation that included what attracts them, how do deal with them if they are present and what to do with an attack. Lots of questions and conversation ensued and all were grateful for the briefing.

We then moved to the annual budget proposal. We ran a small surplus last year that strengthened our reserve. Last year we had a budget of \$247 per lot plus a special \$250 per lot special assessment. Carol Heath went through a budget to actual variance discussion that was the basis for presenting this year's proposed budget. The proposal was made to have a \$276 per lot assessment. Last year late fees were suspended due to Covid hardships and the special assessment. This year late fees will resume, so make sure to pay your assessment in a timely manner. Assessments will be mailed out in August. Questions were asked about both the accounting increase and the utilities for water. After a discussion and clarification, Richard Hodge presented the board's suggestion we raise the assessment to \$300 and continue to build a small surplus. Good discussion followed and those in attendance unanimously approved the recommendation. The annual assessment for 2021-2022 will be \$300 (no special assessment). It was moved by Steve Pond and seconded by Mike Weigand.

The roads report was presented by Steve Pond. He discussed that it was an active year – when it snowed it really snowed. And that due to Covid we had a record number of homeowners staying through the winter. He discuss on-boarding a new plow provider – Jason, who has done a great job and has invested in equipment to make him even more effective in the future.

Steve strongly recommended individual homeowners and or a group of homeowners should use Jason as he is fully trained and has the right equipment to do the job and not ruin our roads in the process.

Steve shared we have put in new signs, have dust busted the roads and have provided the fill material as usual at the key entrances to the divisions per usual.

Bill Hall presented to water report. Communicated we completed the pump house improvements, the rewiring of the electric panes and the replacement of the old back up pumps. All within our special assessment budget. It was recommended that we purchase a stock of various items. Bill clarified that in fact Mont had a wide variety of parts in the pump house, but invariably, when something happens we still need some additional part.

Further, we still have Mike Kemp as an on-call solution for water issues and system breaks. And that we also have had an outside consulting service for \$400 per month to do regular maintenance etc. With the addition of Richard Zimmerman to the community and the board, we will have him in charge of water and be able to drop the outside consultant.

Three of our long time community members passed away this last year.

They included Roger Lang, Dave Clark and Les Taylor. Members acknowledged their wonderful presence and contributing history to our little community. They will be missed.

Three board members were retiring from the board after their three-year term. Leaving are Carol Heath, Richard Hodge and Steve Pond. Three nominations were made to take their places. Richard Zimmerman, Rachel Wilde and Rees Rumsey. Steve Pond made a motion to approve. Justin Wilde seconded. It passed unanimously.

A motion was made by Rachel Wilde at 11:39 that we adjourn the meeting. Bill Hall seconded and the meeting was adjourned.

North Henrys Lake Homeowner's Association Rules

NEW/ REVISED RULES for HOA Residents and Visitors

The following Rules are an extension of the CCRs of the Association and are intended to further define the intent of the current CCRs

The use of Off-Road Vehicles—such as snowmobiles, 2, 3 and 4 wheel motorcycles and All-Terrain Vehicles on all subdivision roads and common areas should be for transportation to and from county/state roads and residences or for maintenance. (July 9, 2005)

Speed Limit – 10 MPH—Signs indicating private road and speed limit of ten miles per hour to be at each entrance. (July 9, 2005; August 23, 1975)

Firearms Restrictions and No Public Snowmobiling—Signs restricting all firearms in the area, to be used only for the purpose of killing varmints. Signs of “No Public Snowmobiling” to be posted at four entrances. (July 9, 2005; July 9, 1977)

Snow Poles and Water Shut-Off

1. Each property owner shall be required to install and maintain a snow pole at the water turn-off valve located upon the property of the said owner. (Suggested pole be 5” with blue flag.)
2. All owners are required to shut off their water valves while not occupying their premises. (July 9, 2005; July 10, 1978)

Parking—Vehicles shall not be parked in or on the streets and roads of the subdivision except for the designated parking areas near the entrances. There shall be no parking on, or obstruction of subdivision roads, 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 8, 2017, July 9, 2005; July 12, 1981)

Approval of Construction—In the event construction of any type falling within the jurisdiction of the North Henrys Lake Homeowners Board is undertaken without first obtaining the consent and approval of the Board in written form, the North Henrys Lake Homeowners Board are hereby directed to take prompt legal action to cause said construction to cease until such time as written approval has been obtained from the Board. This shall apply only to construction started after July 11, 1981. (July 12, 1981)

Water System—The Board of Directors of North Henrys 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 waterline 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. (March 16, 2018).

A \$2,500 water hookup charge will be levied for new water hookups into the NHLHA Municipal Water System. (July 11, 2020)

SHORT-TERM PROPERTY RENTALS

1. Renting (for less than 30 days) without having the appropriate permits and or complying with the CC&Rs will result in fines of \$300 per day. Advertising without required permits or compliance with the CC&Rs will result in fines of \$100 per day. (July 8, 2017)
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. (July 8, 2017)
3. A list of the current Rules of the North Henrys Lake Homeowners Association, Inc. (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 renter and any rental agency. (July 8, 2017)

ANNUAL ASSESSMENT of LATE FEES

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 thirty (30) days to pay the invoice. (July 8, 2017)
2. Failure by the Owner to pay any annual or special assessment invoice within thirty (30) days of the date of the Delinquent Notice will incur a late fee of fifty dollars (\$50) and one hundred dollars (\$100) per each subsequent month. (July 8, 2017)
3. The Board of Directors of the North Henrys Lake Homeowners Association, Inc. (NHLHA) shall have the right to put a lien on the property and/or terminate the association's water supply to the property of Owners who are delinquent in paying assessments after written notice of such action. (July 8, 2017)
4. The Board of Directors of the North Henrys Lake Homeowners Association, Inc will have the discretion to modify or waive the fine due to extenuating circumstances. (July 8, 2017)

THE HOMEOWNER'S GUIDE TO BUILDING & IMPROVEMENTS

North Henrys Lake Homeowner's Association

PURPOSE

The CC&Rs of every division in our subdivision require that “prior to the building, constructing, or placing of any major improvements or structures, written plans shall be submitted to the Architectural Control Board.” The purpose of this requirement isn’t to micromanage; it’s to ensure that projects are carried out in a safe and legal manner consistent with the covenants of our subdivision.

PROCESS

First, get the appropriate City of Island Park or Fremont County Building Permits.

Second, submit a copy of your approved plans to the NHLHA Board of Directors. The Board needs to see the city or county approval stamp and copy of your building plans including an overhead view of your lot, showing your structure in relation to all property lines and creeks, and septic/water plans if applicable.

Approval will be based upon 1) if you have the necessary city or county permits and 2) if you’re meeting the CC&Rs. The Board will review your request and grant approval or disapproval within 30 days of having received a copy of the required permits and building plans.

What Needs Approved

The NHLHA Board of Directors is defining “major improvements or structures” as 1) anything requiring a building permit from Fremont County or the City of Island Park and 2) anything which may impact the community water system.

What Doesn’t Need Approved

The following improvements do not need Board approval: landscaping (so long as it doesn’t impact the community water system), one-story sheds 200 square feet or less without power or plumbing, work inside your home, regular maintenance & repair to existing structures. If your structure doesn’t need board approval, please keep in mind that you must still meet the

10-foot setback requirement from your property lines. Structures which violate the setbacks may be required to move at the owner's expense.

What the Board Will Check

First, the Board will make sure you have the approved building permits from the city or county. Second, the Board will check to make sure you are following your division's CC&Rs. If your project involves the community water system, you'll need to obtain Board approval and use an HOA approved water contractor.

Here's a summary of the CC&Rs pertaining to building:

- Buildings only constructed for residential/ non-commercial purposes
- No more than 1 main dwelling house and 1 guest house built per lot
- No house, cabin, garage, shed, or building placed closer than 10 feet from any boundary line (To help us check this we ask that you include an overhead view of your lot, showing all property lines and creeks).
- No trailer houses (with exception of a few specified lots in Div 1)
- No buildings for cattle, sheep, pigs, or other prohibited animals
- All dwellings must have approved indoor toilets, sewage disposal, septic tanks, and drain fields. Sewage systems must have approval of Idaho District 7 Health Department. (Garages with living space count as dwellings and require septic systems).

If your proposed plan has setbacks of 15 feet or less next to your neighbor's property line, the Board may recommend a land survey before approval is given. This is to ensure your neighbor's property is not being encroached upon and to save you costly expenses of having to move the structure if you're over the setback requirements. Also, if your project may impact the community water system, special consideration may be made in order to protect the integrity of our community's water. A \$2,500 water hookup charge will be levied for new water hookups into the NHLHA Municipal Water System.

BE A GOOD NEIGHBOR

When you are planning any permitted or non-permitted addition, stop by and talk with your neighbor about it. It is not a requirement but a good neighborly thing to do. It not only shows your good intentions, but forewarns them of any inconveniences they may experience as a result of the required work such as traffic, noise, road excavation, follow up repair, etc.

QUESTIONS?

If you're considering a building project and have questions, please feel welcome to contact any member of the NHLHA Board of Directors. For Board contact information and a complete list of CC&Rs, Bylaws, and Rules, visit www.northhenryslake.com or email northhenryslake@gmail.com.