

NORTH HENRYS LAKE HOA

April 2023 | Spring President's Letter | northhenryslake.com | northhenryslake@gmail.com

Hello Friends & Neighbors,

As I write this letter, a thick blanket of snow still covers our wonderful neighborhood. And though it may take a bit longer this year, we will eventually transition into another beautiful summer season.

Your Board of Directors have had a very busy year, proactively addressing many issues and challenges. I want to acknowledge their hard work and commitment in helping to make our neighborhood the fantastic place that it is. Although the real estate market has slowed a bit this past year, there has been some transition, where we've said goodbye to a few friends and hello to some new owners. We hope that you can join us at this year's annual membership meeting so that we can meet you.

Annual Meeting

The NHLHA Annual Member Meeting is always the second Saturday in July. This year it will be held at 10am on July 8, 2023 at the Hodge's home . If you can't attend the meeting, a proxy form is attached. **It is very important to either attend or mail in your proxy so that we have enough members to form a quorum.** Immediately following the meeting, we'll have our annual community BBQ. Please bring a side dish to share.

Water

Overall, our water system performed well this year. There were a few cold weather-related issues over the winter. Thanks to the diligent work of Richard Zimmerman and a few hardy year-round residents, the outage times were minimal, and our water was quickly restored. A sincere thanks goes out to all of them.

With the above-average snowpack in place, we are hopeful that we will see a return of a more normal spring flow this summer. Time will tell, but regardless, we should always be mindful of conserving our precious water supply.

If you notice severe drop in water pressure, break in the main line, or need to make a new connection into the main line, please reach out to Richard Zimmerman northhenryslake@gmail.com). As a reminder, a \$2,500 water hookup fee will be levied for new water hookups into the NHLHA Municipal Water System.

Board Members

President: Jeff Ringelman
VP: Mary VanFleet
Secretary: Richard Hodge
Treasurer: Alex Watson
Roads: Rees Rumsey
Architectural Review: Janet Ulrey
Water: Richard Zimmerman

Water Management

Mountain West Environmental

*Note: This licensed water management company has been in charge of regular water testing and monitoring this past year to ensure we're meeting State requirements.

If you notice a drop in water pressure or break on the main line, please report it to Richard Zimmerman

Contact Us

For contact info or to receive NHLHA emails, please contact northhenryslake@gmail.com .

The NHLHA email list is used to notify property owners about water and road maintenance, safety issues, and community events.

Roads

Typically, we organize an **annual pothole roundup every year in June**. At the time of this writing, it's too soon to know what the road conditions will be given the snowpack. Also, we are hoping to complete some road work that was put on hold last year (due to contractor-related issues). If and when the pothole roundup is scheduled, you will be notified via the NHLHA Google Groups email system. As always, road base mix will be available at the main entrances for homeowners to fill in potholes on the main road in front of their properties. Later in June, the regular dust-control spray will be applied.

Divisions 2 - 5 CC&R Amendments

Idaho's "Homeowners Association Act" went into effect on July 1, 2022. The Board asked our attorney to review our CC&Rs in light of some of the changes associated with the Act. As a result of that review, and operating in the best interest of the NHLHA, the Board initiated three amendments to the CC&Rs in Divisions 2 - 5. Ballots were mailed to each lot owner in those Divisions, and all amendments passed. One of the amendments had to do with fines (which have been historically listed in the HOA Rules). It's important to note that there were **NO** new fines or **INCREASES** in existing fines associated with the amendment.

New Board Member

Board members serve for three-year terms. This year we have one person who is completing his term on the board (Jeff Ringelman). As such, **we need one new volunteer to serve on the NHLHA Board**. If you are interested in joining the HOA Board, please email us at northhenryslake@gmail.com. Prospective board member names will be submitted to the membership and voted upon at the July 8 annual meeting.

Bears & Garbage

Bears sightings in our neighborhood were quite common last year. To avoid attracting bears and other animals, keep your garbage indoors. If you use a trash service, you may only put out your garbage a few hours before your service comes. No garbage or food should be left out overnight.

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.

New Builds

Planning on building or adding onto your property? A general rule of thumb is that if your improvements would require a permit from Fremont County/City of Island Park or it could potentially impact the community water system, you need to reach out to the HOA Board for approval. All improvements, regardless of if they require a permit or not, need to follow setback and CC&R requirements. The CC&Rs and the "NHLHA Homeowner's Guide to Building & Improvements" are available on our HOA website, northhenryslake.com.

Change of Ownership or Mailing Address?

If you've recently sold, are going to sell, or purchased a property with the NHLHA, please contact us at northhenryslake@gmail.com to ensure we have the correct contact and owner information for your lot. If you recently moved or changed mailing addresses, please let us know.

Looking forward to another great summer. Best wishes as we head into the warmer months!

Jeff Ringelman
NHLHA President

North Henrys Lake Homeowners Association, Inc.

Island Park, Idaho

PROXY

I, the undersigned, a member in good standing of the North Henrys Lake Homeowners Association, Inc., do hereby appoint:

my true and lawful proxy, to vote in my place and on my behalf, as though I, myself, were present and voting at the Annual Meeting called at 10 a.m. on July 8, 2023, for the purpose of transacting the business of the Association.

I hereby revoke all previous proxies.

Date: _____

Please Print Your Name: _____

Signature: _____

NHLHA Property Address: _____

Please coordinate with the person you are appointing to be your proxy OR return the completed proxy to NHLHA c/o Board Member

OR email to **northhenryslake@gmail.com**, OR give to any Board member before July 8, 2023.