



THE HERON

Heron River Homeowners' Association Newsletter

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Heron River Holidays **Off to a Good Start**

The Heron River Community Center was filled with holiday cheer and goodwill Friday, December 7th as close to 70 residents and children kicked off the festive season with a Christmas gathering.

The Community Center was decked in swags, glitter, and a twinkling Christmas tree. Christmas music played in the background but was soon drowned out by laughter and conversation and an occasional shriek of excited children or was that adults playing the mitten game?



Children were busy writing letters to Santa, and decorating cookies before the guests of honor, Mr. & Mrs. Claus dropped in to the delight of the children and adults alike.



Neighbors brought their favorite appetizers and desserts to share with friends as they mingled and tried to guess their “famous personality” taped to their back for others to see.



The mitten game, orchestrated by Ms. Tana, was a hit as usual and managed to frustrate and delight the adults all at the same time.

An additional plus were the overflowing boxes of children gifts, including a bike, donated by residents attending the party. The toys were delivered to the Star Fire Department for distribution to needy families in the community. Now that is spreading the joy!

A special “Thank You” to the volunteer Christmas committee: Stacey Camara, Tana Crance, Roz Whitman, Florence Wheeler, and Cheryl Buxton, they decorated, solicited gift cards, created Santa letters and cookie decorating station, setup, tore down and everything in between. They were the most efficient and creative group I’ve had the pleasure to work with in a long time! You made the Christmas Party a delight and season indeed bright!

Our wish to one and all is the holiday season ends the year on a cheerful note and makes way for a bright and happy New Year with peace and goodwill to all.

By Marie Pavey

President’s report

It has been a time of transition for the HOA The Settlement Agreement between the HOA and the Developers set in motion several positive changes.

In November, The Board of Directors filled the two vacant seats with the election of Randy Thompson and Kathy Engel to the Board.

The new Board then met with the Developers, Mr. Craig Groves and Mr. Joe Atalla on November 13. Board members Kent Rock, Kathy Engel and Douglas Pfeiffer attended the meeting along with LaRae Cervantes, Association Manager, and Michael Addis, co-owner of Aloha. The meeting lasted one and one-half hours and both parties agreed to move forward in a collaborative manner.

The quarterly Board meeting was held on November 15 at the Heron River Community Center. Over 75 members attended the meeting.

Mr. Groves spoke to the assembled members. He said he could work with this Board and he looked forward to collaborating with them. Craig announced he would install the Christmas

lights at the two main entrances at Seneca Springs Way and Plummer Way.

Craig talked about Rivershore and Countryside, the two new phases now under development. He also answered many questions from the membership. He pointed out the forthcoming large common area in a future phase of the subdivision map where he will add more amenities for Heron River. The amenities might include another Community Center building with possible indoor pool, and card room.

He also announced that he expected to install the traffic light at Plummer Way and Highway 44 during July 2020. However, a cost sharing arrangement with another developer could allow for earlier installation.

The Board conducted Association’s business for the rest of the meeting. There was a Q&A session for members and many folks took advantage of the time to ask questions and express opinions.

On November 27, there was a Board orientation and budget workshop. The Board elected new officers to the positions of Vice President, Secretary and Treasurer.

The four Board officers are Douglas Pfeiffer, President; Kent Rock, Vice President; Randy Thompson, Treasurer; and Kathy Engel Secretary. Monica Braun is now the Director-at-Large allowing her to spend time with her family and their new born baby girl.

By Douglas Pfeiffer

Disaster Strikes the Community Center

On Friday, November 9 Board member Kathy Engel, and Facilities Maintenance Committee Chairperson Tom Haigh determined the Community Center heat was not working

properly. Thus, began a chain of events that were unexpected and unimaginable.

On Monday, Nov 12, Advanced Heating & Air Conditioning determined the compressor had to be replaced. The unit was still under warranty.

On Friday, November 16, they replaced the compressor. But then they determined that some of the duct work had collapsed and was partially blocking the flow of heat.

On Wednesday morning, November 21, the duct replacement work began in the space above the ceiling. At about 12:15 pm, the two workmen accidentally bumped a fire suppression conduit in the attic setting off the fire system.

The fire alarm blared, and the strobe lights flashed. The fire-retardant nozzles in the hood above the cooktop released a green cloud of fire retardant that enveloped the cooktop and settled across the kitchen counters and floor.

The two workmen came down from the attic and asked Tom Haigh and Vern Day who had been waiting in the main room what happened. Just then, the Star fire engine arrived. Tom and Vern told the firemen it was an accidental discharge, and there was no fire. The alarm system was shut off.



By then, Apex Security had called Douglas Pfeiffer and informed him that the alarm had been triggered and the fire department had been dispatched. Douglas informed the rest of the Board and called Tom for an update.

He then called LaRae Cervantes and asked her to contact our vendors and a cleanup crew.

Douglas went to the Community Center. The heating system was now repaired, so the workmen left. The fire engine returned to the fire station. Kathy Engel arrived at the Community Center shortly thereafter.

LaRae arranged for Serv-Pro's cleanup crew to remove the green fire-suppression fluid. All-Valley Fire came and reset the kitchen fire suppression system and Apex reset the alarm system.



Tom, Vern, Kathy and Douglas had spent the afternoon at the Community Center to help accomplish all these tasks and by 5 pm the building was open for member use again.

The owner of Advanced Heating & Air took full responsibility for the mistake and has graciously paid for the cleanup expenses.

The cooktop hood fans and lights were ruined, and Cody's Appliance made the replacements and Advanced paid that cost as well.

The Facilities Maintenance Committee has also accomplished many other tasks including new outlets and breakers in the gym and the removal of the worn-out smaller treadmill.

They removed the basketball backstop from the tennis court and donated it. They worked with carpet cleaners to clean the Community Center and Gym carpets prior to the Christmas Gathering. They also installed locking covers for the thermostats.

Many thanks to Tom Haigh and Vern Day, Facilities Maintenance Committee for all their volunteer time and effort.

From information provided by Douglas, Tom, LaRae and Kathy

The Community Library

Check it out

The Heron River Community Library is now set up and open thanks to all those who donated books.

Stop by the Community Center and nab a good winter read for yourself, your spouse or your children.

All you need to do is fill out the information requested on the clipboard and borrow the books you want to read.

When you are finished reading the books, please return the books to the library.



We're still collecting books. If you'd like to contribute there is a tub beside the bookcase for your donations. Happy reading!

By the Library Committee

Heron River's Rapid Growth this Year

Heron River continues to grow in leaps and bounds. Empty lots are here today, gone tomorrow with what seems like homes springing up overnight. While there is an ever-increasing influx of new homes, the Welcome Committee has found fewer new residents at home, most likely due to the holidays.

This past October and November seven new residents received visits from the committee. The breakdown is as follows: One in The Meadows, one in Creekside, three in Waterview, and two in the Preserve.

If we missed you, Welcome to Heron River, a thriving and happening community in Star.

By Your Welcome Committee: Roz Whitman, Mary Ann Fraser, and Marie Pavey, Chair

Heron River Neighborhoods		
Neighborhood	Purchased Homes 2018	Total Homes
The Meadows	9	69
Creekside	19	57
Waterview	20	85
The Preserve	49	76
TOTAL	97	287
2019 Neighborhoods		
Countryside		40
Rivershore		56
TOTAL		96
Total homes for 2019		383
Heron River Homes at completion		
Future phases		157
Heron River Total		540

Chart by Development Services, Inc.



MEMBER QUESTION

What do my HOA fees pay for?

Heron River HOA Annual Dues Breakdown		
\$1,200.00		TOTAL ANNUAL DUES
\$552.00	46%	Landscape/Lighting/Power/Ponds/Common areas
\$300.00	25%	Fiber Optic Internet Service
\$144.00	12%	Pool & Community Center Maintenance
\$120.00	10%	Irrigation cost - maintenance and water
\$84.00	7%	Management Cost
\$1,200.00	100%	TOTAL

Chart by Development Services, Inc

Met your Board members

Kathy Engel is currently a semi-retired software development engineer working for Viewpoint Construction Software, a Trimble Company, for the last 22 years.

She is originally from the New England area and moved to the west coast 40 years ago. She worked in the Silicon Valley, during the dot-com age in various tech industry roles.

In 2000, she moved to Redding, CA and lived there, working remotely, for 11 years. During her time in Redding she had various side jobs, including running a real estate business and tax preparer services.

She landed in Idaho, living in Heron River, almost 3 years ago and still works from home part-time. Her hobbies include reading, walking and kayaking. She lives in Waterview.

Monica Braun is an Idaho native, born and raised in Boise. Monica is a graduate of Boise State University with a Bachelor of Science degree in Entrepreneurship Management with a Minor in Marketing.

Monica is married to Perry Braun. They have two daughters, Vivian, age 3 and Gabrielle who is 1.5 months young.

Monica has been a Realtor since 2007. When not busy working, Monica enjoys making memories with her family & friends. She lives in The Meadows.

Kent Rock attended the University of Idaho, and Brigham Young University – Hawaii where he earned a BA in Business Management.

He spent 30 years working for the City of Boise, Treasury Department. Since then, he has worked

in the private sector in finance and is currently Senior Manager, Launch Development Finance Advisors in Boise.

Kent is also a Member, Board of Directors, Boise City / Ada County Housing Authority. He is married to Barbara and they live in Waterview.

Randy Thompson and his wife Patti moved from Eagle to Heron River in April 2018.

He founded TCT Risk Solutions, LLC, in Eagle, ID 28 years ago and is the Founder and CEO. His company provides tools and consultation that improve the performance and sustainability of credit unions.

He holds advanced degrees (Ph.D. and MS) in Finance, Statistics and Economics. He taught graduate courses in statistics at several universities in the western United States. He has served on university boards.

He is the father of 12 children and grandfather to 24 grandchildren. He is a private pilot and an avid gardener. He and Patti live in The Preserve.

Douglas Pfeiffer moved to Star in April 2015, and was elected to the Board in April 2016. He and his wife moved to Eagle in October 2017 to be closer to family. He is completing his three-year Board term as agreed to in the Settlement Agreement with the developers.

He earned a BS degree from San Jose State, and an MBA from Michigan State University. He was a 1st Lieutenant, US Army during the Viet Nam war. He spend 40 years in management in the publishing industry.

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The HOA Board of Directors

President

Douglas Pfeiffer

Seat 5

Term: 2016 - 2019

Vice President

Kent Rock

Seat 1

Term: 2018 - 2021

Secretary

Kathy Engel

Seat 3

Term: 2017 - 2020

Treasurer

Randy Thompson

Seat 5

Term: 2017 - 2020

Director-at-Large

Monica Braun

Seat 2

Term: 2018 – 2021

Seats 3 and 5 are filled by appointment for the rest of this term year ending in April 2019.

Individuals elected or reelected to those two seats will serve the balance of the 3-year term until April 2020.

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Contact LaRae Cervantes, Association Manager, Development Services. larae@dev-services.com.

She will handle your comments or questions or forward them to the appropriate Board member for consideration.

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