

HERON RIVER NEWSLETTER

HERON RIVER
HOMEOWNERS ASSOCIATION

MARCH/APRIL 2025



President's Message

Thank you to the Board for allowing me to serve a two-month term until elections can be held to replace Lori, who resigned from the Board. We wish Lori all the best and thank her for her long hours of support for the HOA.

I recently noted, and others have shared with me, that there has been a large increase in communications that display disrespectful attributes. Please be respectful and considerate in writing emails, messages, and discussions, and refrain from using derogatory, demeaning, or vile language. Your neighbors, thank you.

Your Board voted and signed a contract for property management with East to West Property Management. We all thank Doug Wiley for supporting our HOA. Our new Property Management Company will be East to West. Their owner, Lauren Karnstedt, has been in the business for 23 years. I met with her recently and reviewed the contract the Board signed. The company is very excited about supporting the HOA and providing excellent service. Please welcome Lauren to the Property Manager position.

Voting in Heron River: Our HOA's annual elections are coming up in weeks. It is important for all homeowners to know that we must reach a quorum to continue the meeting. Each meeting costs over \$2,000 in room rental fees, voting support, and mailing fees. If we don't reach a quorum, we must do the entire process over again and spend additional HOA funds to cover a second meeting. For this reason, we ask all homeowners to either vote or fill out a proxy for someone else to vote for you.

There are lots of great things happening in the neighborhood. We have new restaurants coming to Star; the mayor is getting the historic bridge installed by River House, and the contractors are completing the driveway from Breakwater Avenue into the new park. Soon, work will begin on completing the frisbee golf park.

cont.

The HOA wants to thank our many volunteers, who, without them, would be forced to outsource many of the functions they perform. They are a critical piece of Heron River, and in keeping up with the amount of work it takes to maintain nearly a hundred acres, the Community Center, pool, irrigation system, lighting systems, basketball, tennis, and pickleball courts, to name a few. Not all of these are covered by vendor contracts and are dealt with on an as-needed basis. Using volunteers negates the need for vendors to do all of the work. Please consider joining one of our many committees to support your HOA. I look forward to seeing you around the neighborhood. ~ Frank

Welcome

We are pleased to welcome East to West Property Management as our new property management company. With over 20 years of experience, they bring a wealth of knowledge and a commitment to providing exceptional service to our community. East to West is currently working closely with our previous management to ensure a smooth transition. In the coming weeks, they will be sending out welcome packets, reaching out to each household to assist with logging into the new system and answering any questions you may have. We appreciate your patience during this transition and look forward to working with East to West to enhance our community's management and support.



Mailing Address: PO BOX 789

Star, ID 83669

Office: (208) 370-5053

Email: easttowestpm@gmail.com

Website: www.easttowestpm.com

Business Hours: Mon – Friday 9 AM – 5 PM

We are pleased to welcome and extend our gratitude to Darcy H. for volunteering as the Chair of the Newsletter Committee. Her dedication to keeping the community informed is greatly appreciated!

A special thank you also goes to Ruth B. and Barbara B. for stepping up as Co-Chairs of the Social Committee, ensuring our community events continue to thrive.

Additionally, we welcome Kathy E. as our newest Pond Chair, taking on an important role in maintaining and overseeing our pond areas.

We truly appreciate the time and effort each of you is dedicating to Heron River, and we look forward to the positive impact you will make!

Landscape Committee

Heron River Landscape Committee – 2025 Season Update

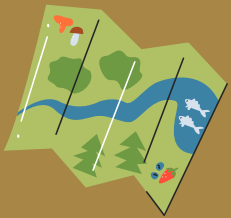
The Landscape Committee is excited to kick off the 2025 season!

If you're unfamiliar with our role, the Landscape Committee is composed of section captains, each responsible for a different area of our community. These captains regularly report to the Committee Chair, helping to keep an eye on landscaping needs. While they may not catch everything, their role serves as an important checks-and-balances system between the HOA Board, homeowners, and our property management team. This ensures that landscaping concerns are reported, prioritized, and scheduled for maintenance or improvements.

Prioritizing Projects

While all landscaping concerns are important, not everything is urgent, and not all requests can be addressed immediately. Several factors influence the completion timeline, including budget, urgency, vendor availability, and the time of year.

For 2025, we have a mix of committee-led projects and HOA budgeted landscape improvements in the works:



COMMITTEE-LED PROJECTS

1. Tree Mapping Project

The committee is actively mapping all trees in our common areas. Instead of hiring an outside contractor, we are fortunate to have two knowledgeable community members, K. Grundel and M. Fraser, who have volunteered their expertise to complete this important project.

2. Spring Beautification – Flowers & More

Over the next few months, you'll notice more color at Heron River's main entrances!

The Spring Beautification Refresh TEAM is working within a modest 2025 budget to add seasonal flowers and enhancements that will brighten up our community.

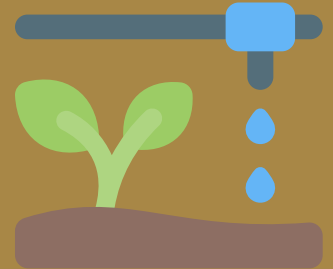


Landscape Committee

HOA LANDSCAPE IMPROVEMENT PLANS 2025

Drip Line Tune-Up – Meadows Section

Keeping our plants happy and hydrated is a top priority! The drip system in the Meadows has had some trouble spots and had to be cut in several areas in 2024 when the root collar excavation took place. This spring, we'll be fixing leaks, replacing damaged lines, and making sure everything is working efficiently to keep our trees, shrubs, and green spaces thriving.



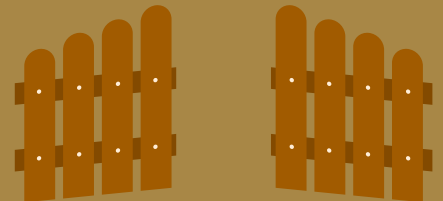
Tree TLC – Community-Wide

Some of our trees are overdue for a little extra care! In addition to regular pruning, we'll be giving special attention to older, overgrown trees that need a refresh. This will help improve their health, visibility, and overall safety throughout Heron River.



Fence Refresh – Waterview & Preserve

Time for a touch-up! Some fencing in the Waterview and Preserve neighborhoods will be getting a fresh coat of stain to extend its life, keep it looking great, and maintain the community's polished look.

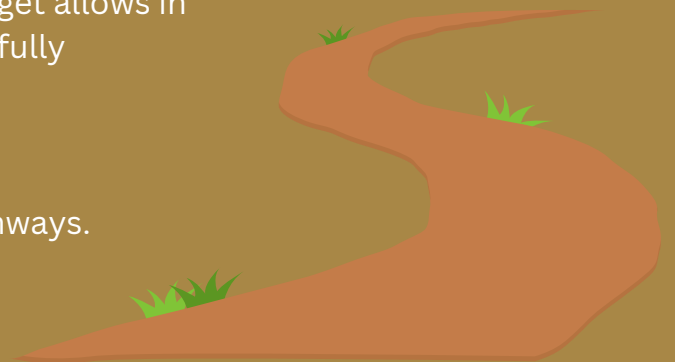


Out with the Old, In with the New – Tree Replacements

We're saying goodbye to dead trees and stumps throughout the neighborhood. Replacements will happen as budget allows in 2025, ensuring Heron River stays lush and beautifully landscaped.

Pathways + More

Swale repair, grass replacement + improving pathways.



-Your Heron River Landscape Team

Architectural Design Committee

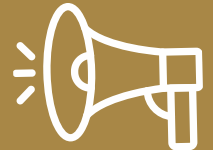
We have received 5 Architectural Design Requests since Jan 1st. 3 have been approved and 2 are being discussed, modifications required, and/or more info is needed to review.

ADC is looking for more people to join the committee.

We are working diligently to get the pending ADC requests reviewed and through the approval process. It's important to note that all residents need to submit a ADC Request Form for any changes being made to their yard, paint, house, etc. We are working with the Association Board, and Management Company to make sure that all requests are in compliance with the Architectural Guidelines set forth by the Developer, as outlined in the CC&R's.

Failure to comply with HOA guidelines and the ADC review process complicates the process and will delay your project.

by Brad Bybee
ADC committee Chair



Letting neighbors know on Bell Fountain some homes will have a couple PODS sitting on their driveways. The board is aware and wanted neighbors to know it's ok.

Welcome Committee

Greetings from your Welcome Committee by Janet Pickett, Committee Chair!

I am pleased to announce our Welcome Committee for 2025.

Each person has committed themselves to ensuring new homeowners will be warmly greeted with a gesture of friendship and support at Heron River.

Our goal is to unite and strengthen our community. We will achieve this by conducting "in person" visits after people move in. During these visits, we will provide information regarding contact information, meetings, current events and activities available for them to join if interested.

We are looking forward to providing a positive experience for our new neighbors in Heron River!

2025 Welcome Committee:

Laura Bradshaw, Tana Crance, Carol Hoiosen, Theresa Jepsen, Janet Pickett, Dana Reginato, Pat Waltz-Tracy and Barb West.

by Janet Pickett
Welcome Committee Chair

Bunco



Heron River residents...Are you interested in playing bunco?

WE HAVE TWO GROUPS THAT PLAY THE FIRST MONDAY AND THE FIRST TUESDAY OF THE MONTH AT THE CLUBHOUSE. CURRENTLY, THERE IS AN OPENING FOR THE MONDAY NIGHT GROUP. IF YOU ARE INTERESTED IN BECOMING A REGULAR BUNCO MEMBER OR WOULD LIKE TO BE A SUBSTITUTE, PLEASE REACH OUT TO LAURIE BERTULEIT AT LAURELBERTULEIT@GMAIL.COM.

Upcoming Events

March

April

6 - Homeowner Listening Session: 6-8pm
8 - Homeowner Listening Session: 9-11am
10 - Cribbage : 1 - 3pm
11 - BOD Workshop Meeting: 10-12pm
11 - Landscape Committee Meeting: 5pm
12 - Social Committee Meeting 10-12pm
12 - Mah Jongg: 1-4pm
14 - Lunch Bunch: 11:30am to 2pm
17 - St Patrick's Day
17 - Cribbage: 1-3pm
18 - Mah Jongg: 1-4pm
20 - HOA Meeting: 6pm
24 - Cribbage: 1-3pm
25 - BOD Workshop MeetingL 10-12pm
26 - Mah Jongg: 1-4pm
27 - Bingo: 6 - 9pm
31 - Cribbage: 1-3pm

1 - Mah Jongg: 1-4pm
7 - Cribbage : 1 - 3pm
9 - Mah Jongg: 1-4pm
11 - Lunch Bunch: 11:30am to 2pm
14 - Cribbage: 1-3pm
15 - Mah Jongg: 1-4pm
17 - HOA Meeting: 6pm
18 - Heron River Crafters: Decoupage
Flower Pots 1-5pm
19 - Heron River Easter Event 9-11am
20 - Easter Holiday
21 - Cribbage: 1-3pm
23 - Mah Jongg: 1-4pm
24 - Bingo: 6-9pm
26 - Volunteer Appreciation Day 12-2pm
28 - Cribbage: 1-3pm
28 - Heron River Annual Meeting: 6pm



Volunteers
needed

For Social
Committee



Save-the-Date

Heron River Yard Sale: June 14th



End of Summer Pool Party: August 23rd



volunteers needed

HERON RIVER HOMEOWNERS ASSOCIATION COMMITTEES

We have numerous volunteer opportunities to serve our community and get to know other homeowners who may share the same interests.

We need volunteers for:



Facilities Committee Member (1)

Address maintenance needs, prioritize improvements, and uphold a pristine environment for the entire community.



Social Committee Members

Help plan and coordinate events that bring our community together.



Architecture Design Committee Members

Reviews and approves homeowner requests for exterior modifications to ensure compliance with community guidelines and CC&Rs.



updated March 3, 2025

If interested in joining any of our committees, please send an email to heronriverdiane@gmail.com