

Winter 2025

SVHOA Board News

We hope you enjoyed the holiday party & tree lighting at the Farmhouse. The Surprise Valley Board of Directors and Management would like to wish everyone a safe and healthy New Year!

Neighborhood Representatives

During the month of January, your neighborhood representative will be holding a local neighborhood meeting. Notice of your neighborhood meeting will be sent via email to each homeowner, along with a proxy for representation at the meeting. Your vote matters! Local neighborhoods must have a quorum at their meeting to conduct business and to elect a representative to serve as a delegate on the master Surprise Valley board. If you are unable to attend the meeting, please sign and return your proxy by email or to the address designated on the proxy.

Representatives will provide instructions in the email along with the date and time of the meeting for your local neighborhood.

Please note, we are still searching for a volunteer to represent Neighborhood K - South Bluff. Please contact the SVHOA manager if you are interested in representing your local neighborhood on the SVHOA board. Call 208-368-0058 for details.

If you do not receive a notice via email, it means we do not have your current contact information. Please email manager@surprisevalleyhoa.com to update your info. You can also subscribe here:

<http://eepurl.com/dsZBM9>

Annual Community Meeting

The annual community meeting of the SVHOA Master Association will be held, Tuesday, February 11, 2025 at 7 PM at the Farmhouse, 5240 S. Surprise Way.

Topics will include budget review, 2024 expenditures and planned 2025 projects, introduction of delegates, questions and answers. The agenda will be posted on the website www.surprisevalleyhoa.com prior to the meeting.

Summary of 2024 Projects

A few of the significant projects in 2024 included:

- Cedar Fence Repairs and Staining: 9,000 feet of cedar fencing was pressure washed and stained. This included fences along the south side of Surprise Way, the Canyon Point side of Highway 21, and common areas and walking paths south of Surprise Way. Prior to staining, fence repairs were made, which included replacing 65 posts and 1,600 feet of bottom rails.
- Fitness Room repairs: The Farmhouse fitness room walls were repaired and repainted.
- Farmhouse pool: A pergola at the Farmhouse pool was replaced prior to the start of the summer season.

A complete list of 2024 capital expenditures and capital projects planned for 2025 will be communicated at the Annual Community meeting to be held in February.

Surprise Valley is fortunate to have an active and dedicated Board of Directors. With much time, effort and detail scrutiny, along with great vendor partners, SVHOA continues to be well run and a desirable place to live. As everyone is aware, many expenses have increased in recent years and it is with good working relationships and careful spending that the HOA is able to limit assessment increases.

Neighborhood help and assistance is always welcome. If you have a desire to help with community events, maintenance, or other activities, please contact the office.

Treadmill Offer

SVHOA management would like to donate (FREE to you!) the two Matrix commercial treadmills on a first come first serve basis. If you would like to own one or two and take it home, please reach out. We can potentially help with moving them up the stairs if you can coordinate on the day the new ones are delivered in early 2025.

Pet Owners

This is your quarterly reminder to pick up after your pets. Surprise Valley used over 16,000 mut mitts last year. Thank you for being a responsible pet owner.

Lost and Found

Please note that many items are turned in the farmhouse office. From jackets left behind at a Farmhouse event to keys found on the greenbelt. Please make arrangements to collect your belongings, as the lost and found pile is growing in the office.

Farmhouse Rentals

Please be sure to do a parking lot sweep for debris after your event, as part of your cleanup routine. There is typically trash found where cars were parked and balloons that have been blown to the far corners of the lot. Please be respectful of the event following your own.

A couple of changes have been made to the Farmhouse rental policy.

- Rental fees for Farmhouse reservations are non-refundable and checks will be deposited at the time the reservation is made. In the past, rental checks have been held in the office until the week of the event. Cleaning deposit checks will continue to be held (not deposited) until after the event.
- Farmhouse reservations beyond one year in advance will no longer be allowed.

Important Dates

January: Annual Local Neighborhood Meetings

February 11: Annual SVHOA Community Meeting.

Website

For up-to-date information and Surprise Valley happenings, please visit www.surprisevalleyhoa.com. Board meeting minutes, Architectural Request forms, Farmhouse rental forms and calendar showing availability, Homeowners Handbook, irrigation schedules and more can be found quickly and easily. Got a question? Look there first. Try it out.