

Winter 2026

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.

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 17, 2026 at 7 PM at the Farmhouse, 5240 S. Surprise Way.

Topics will include budget review, 2025 expenditures and planned 2026 projects, introduction of delegates, questions and answers. The agenda will be posted on the website www.surprisevalleyhoa.com prior to the meeting.

Summary of 2025 Projects

A few of the significant projects in 2025 included:

- Concrete repairs at the Farmhouse Pool.
- Fitness Room equipment – 2 new treadmills!

A complete list of 2025 capital expenditures and capital projects planned for 2026 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.

Construction updates

The Pergola at the Farmhouse Common Area was removed in 2025. The board is considering improvements to the area where the pergola was located.

Tennis court crack repair and potential resurfacing will be addressed in the spring.

Construction to resume in 2026 for second Eastwind entrance/driveway.

Construction is scheduled to begin in the fall on Eckert Road Bridges & Boise Avenue Intersection project. See details [here](#)

Pet Owners

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

E-bike Complaints

The office has received several complaints regarding kids riding loud, dirt style e-bikes too fast on the gravel paths and greenbelt. If your child is one of these culprits, please be aware that the complaints are being directed to the neighborhood officer.

Increased Airplane Noise

Many of us have noticed an increase in airplane noise. Specifically, many Alaska flights coming from Seattle, Portland, and Spokane are utilizing a new flight path and flying low over Surprise Valley as they make their approach for landing at the Boise Airport. These flights in the past have avoided the populated areas by making their approach over Lucky Peak (similar to Delta flights), but a recent change to this flight path was made without an opportunity for our neighborhood to provide input to the FAA. As Boise continues to grow, the volume of flights on this path will only increase.

If you too are concerned with this change in the airlines flight pattern, we encourage you to file a complaint with the FAA on the FFA Aviation Noise Complaint and Inquiry website. [Click here](#) for a direct link to the site for submitting a noise complaint. Hopefully, with enough complaints, this flight pattern will be changed.

Please know that you can track and identify the flights at (flightradar24.com) above our neighborhood.

Farmhouse Rentals

There are still plenty of dates open for your event. For only \$100 you have a kitchen, formal dining inside, and plenty of seating outside. Your space can accommodate up to 50 inside. Please see calendar [here](#) for available days.

Important Dates

January: Annual Local Neighborhood Meetings

February 14: Valentines Day

February 17: Annual SVHOA Community Meeting.

April 5: Easter

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. We are hoping to get a more interactive website in place this year. If you are a web designer or have a recommendation, please reach out!