

PEPPER HILLS HOME OWNERS' ASSOCIATION NEWSLETTER



Homeowners' Association Newsletter

Fall 2023 Issue

The Annual Homeowners Meeting is in November

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General Inquiries/Board Contact:

pepperhillsboise@gmail.com

General HOA Voicemail: (208) 994-6164

Mailing Address:

10400 W. Overland, PMB 201
Boise, ID 83709

Don't miss the annual homeowners meeting which will be held on Thursday, **November 9, 2023 at 6 p.m.** The meeting is open to all homeowners in the Pepper Hills neighborhood and will take place in the Cafeteria of the Pepper Ridge Elementary School. We have so many topics to discuss and would love to hear from you at the meeting. As you are aware, our HOA has seen many changes in the last year, and we are eager to share with you where we are at now. We also plan to discuss the future of the HOA and your input is paramount in guiding the direction that Pepper Hills will take. Just keep in mind, the meeting is to discuss issues affecting the HOA as a whole, not specific or personal grievances.

Part of the on-going efforts of the current board has been to refocus the HOA to align with our homeowners. We will be announcing the adjustment of the homeowners' dues down, bringing the annual dues down as much as we could, which will put them to a bit below the pre-increase amount last year. By switching to a self-management business model, finding ways to cut spending, and taking advantage of investment opportunities, the board has diligently focused on obtaining this goal.

We will also be holding board elections at the meeting, so please plan on attending! If you are interested in serving on the board, nominations will be taken from the floor during the meeting. Please note that if we do not have enough homeowners in attendance at the meeting (i.e., if we don't meet the minimum amount to establish a quorum) we will not be able to hold elections and the existing board members will appoint eligible homeowners that wish to serve, according to the board's discretion. So please make sure you are at the meeting to place your votes!

NEW PORTAL – Are you set up to sign on to the PayHOA Portal that was recently launched?!

Hopefully you have heard by now that the Pepper Hills HOA has terminated its contract with Sentry Property Management due to its lack of service, poor treatment of our homeowners and refusal to correct these and other problems and we have adopted a self-management business model instead. Part of that transition included the establishment of a new homeowners' portal that keeps you connected and informed. If you have not already created your log-on to the PayHOA portal, please do so as soon as possible so you don't miss out on any news or updates, as well as having direct access to view your account, check the status of your ARC request or pending inquiries. If you need a new link to sign up, please contact us via email at pepperhillsboise@gmail.com with your email address, name and property address. You can also use the portal to access current and past newsletters, HOA documents and more.

Irrigation Shut Off

The Pepper Hills HOA irrigation is scheduled to be shut off on October 10, 2023, and it can take a couple of days before we lose pressure completely following the turn-off date. Please keep an eye out for signs regarding the irrigation shut off around this time frame to know when the water is actually off. If you have any questions or concerns regarding irrigation water please contact the Water Master, Dan Olson, via e-mail at pepperhillsboise@gmail.com or leave a voicemail by contacting (208) 994-6164 and he will get back to you as soon as possible.

Website & Bulletin Board

The new Pepper Hills HOA website has launched! While it is a work in progress, the website will offer information such as upcoming events, HOA documents, helpful links, updates about neighborhood issues like irrigation water, project details, road closures and helpful links. In addition, the bulletin board function allows for user interaction to discuss topics of interest to Pepper Hills.



A Quarterly Update About Our Community

Contact us at **(208) 994-6164**

pepperhillsboise@gmail.com



Pepper Hills Homeowners' Association
10400 W. Overland Rd.
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Boise, ID 83709

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Boise, ID
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Homeowners' Information

It is very important that we have your current contact information. You can update your information on the portal. Or if you do not have access, please contact us (by mail, phone or email) with any changes to the following:

Homeowner's Name: _____
Property Address: _____
Mailing Address: _____
E-mail Address: _____
Phone Number: _____

HOA contact information is listed on the first page.

HOA BOARD

President – Ron Pedro
Treasurer – Julee Hicks
Secretary – Carrie Fischer
V.P. – Charissa Pedro
Members at Large:
Peter Snider
Dan Olson
(Water Master)