Painted Hills Homeowners' Association

Monthly Update – August 2025

FaceBook Page: Painted Hills - In the Know *www.painted-hills.com*

Highlights from the Board Meeting:

-Annual Meeting, Saturday, Sept. 20 at 10 am, downstair clubhouse. Coffee, donuts and vendors will be available upstairs at 9 am.
-Seeking applications to fill three board openings. Bios are due at the office by August 15 at 4 pm.
-Last day for pool – Labor Day, Monday, 9/1
-Approved hiring Will Branch as next property manager.
-The Lost Shaker will be closing in September. The board is interviewing candidates to take over the clubhouse restaurant.
-Architecture Committee: New Permits – house painting, shed, erosion control, steps to boat dock
Tree Permits: 2 new open
-Security had police remove a pest control solicitor who was a repeat offender.
-Attorney is working on delinquents and will review new clubhouse restaurant manager contract.
-IDNR received a complaint about high water and spillway weir being cemented in on Lake Nebo. IDNR reported they approved the cementing of weir to maintain water level at 1993 court ordered height. Lake Nebo is currently in compliance with the IDNR at the normal pool level.

Approved Expenditures:
- $150 for cleaning and servicing clubhouse air conditioning units.
-$697 for July lake algae monitoring
-$1,198.38 new pool chairs
-$409.65 for paper, toner, envelopes, $468 for stamps for annual mtg mailing
-no more than $5,100 for kitchen hood vent

Upcoming Events

The Lost Shaker:
8/15, 8 pm - Y2K Party
8/29, 7 pm Homemade Jam Band
9/1 - Labor Day Duck Race. Watch FB & email updates
9/6 or 7 - Dog Swim. Watch FB & email updates
9/8, 7 pm – HOA Brd Mtg
9/20, 10 am - HOA Annual Meeting @ clubhouse
- 9 am vendors & coffee

Kudos

- Clubhouse Committee for all their meetings recently.
-Ty Mays for detaining solicitor
-Jeff Lammers and Judy Lammers for fixing railing
-Judy Lammers for working at dog park
-Office staff for all they do
-Dave Green for taking lake samples

FINANCIAL REPORT	
July Income	$4,776.55
July Expenses	$102,693.85
YTD Income	$559,776.29
YTD Expenses	$248,776.50
YTD Net Income	$310,999.79
Depository Account Report	
Checking Account	$87,168.60
General Reserve	$146,305.43
Capital Equipment Reserve	$100,772.09
Roads Reserve	$223,715.54
Erosion/Infrastructure Reserve	$149,730.27
Transfer Account	$73,610.15
Donations Fund Total	$7,345.16

(Fireworks-1,412.02; Lakes Enhancement-3,339.80; Clubhouse Improvement-1,365.28; Park Improvement-593.20; Gates Enhancement-462.86; Holiday Kayak Rack-172.00)

Reminders and More

-REMC will be trimming lines along power lines in September. They will start at Gate 1 and work their way around the neighborhood.
-Vegetation is being allowed to grow taller along lake rip rap to deter geese from sidewalks.
-Boats on Holiday must be anchored behind a buoy. They cannot be anchored in the middle of Holiday. Lake Holiday is idle only when the red light is on.
-The Dog Park is maintained and funded strictly by volunteers. The cost to join the park is $25 a household. Applications are available at the PH office and you will need to submit a current record of vaccination. The dog park is currently seeking volunteers (don't have to be a park member) to help maintain the park. Please contact Tina Thrasher at tthrasher6264@gmail.com for questions or to volunteer.