

AVIMOR community



UPCOMING AVIMOR ACTIVITIES

FEBRUARY 1

Bunco! – At the Community Center, 1:00pm, \$5 to play
Call Anita Herrington for details 208-922-6032.

FEBRUARY 5

Super Bowl Party - at the Community Center, 3:30 until
it's over! Free Event. Everyone is invited! Bring snacks.
RSVP Becca Thompson at ArtOfLiving@Avimor.com.

FEBRUARY 15

Bunco! – At the Community Center, 7:00pm, \$5 to play
Call Maureen Rose at 208-629-1488 for details.

MARCH 1

Bunco! – At the Community Center, 1:00pm, \$5 to play
Call Anita Herrington for details 208-922-6032.

MARCH 3

Game night at the Community Center. Bring a board
game, a deck of cards, or just your semi-competitive
nature and join for the fun. 6:30pm - 10:00pm free
and open to everyone. RSVP Kristin at 208-994-2585.

MARCH 15

Bunco! – At the Community Center, 7:00pm, \$5 to play
Call Maureen Rose at 208-629-1488 for details.

MARCH 17

St. Patrick's Day party - at the Community Center,
8:00pm - 10:00pm. Free Event and Community party.
RSVP Becca Thompson at ArtOfLiving@Avimor.com

LOOKING FOR MORE INFORMATION OR NEWS?

Avimor HOA page at www.Avimor.com

Facebook pages for "Avimor Living" and "Avimor Buy
and Sell"

Avimor Next Door (Code: TCXDNW) www.nextdoor.com
for Ada County news and Avimor Only

LOW-TECH!! Check out the Community Center Bulletin
Board and pamphlets near the Fitness Room and Pool.

HARVEY VANDERVEEN: MAN ABOUT TOWN BY PAT PINTAR



Harvey VanderVeen, Avimor Home Building Manager

By now, almost everyone has seen the white Avimor pickup driving around the village, and has experienced the 'Avimor wave.' Everybody waves in Avimor but the driver of the pickup probably knows every person he waves to and where they live. Harvey VanderVeen, Avimor's Home Building Manager, most likely has been in and out of your home many times during every phase of building. His job is to keep contractors on schedule, work crews on the job, and each home meeting Avimor building standards every step of the way.

Harvey is a man of few words and getting things done is more his style. Personable and friendly all the same, he is the go-to guy for all things related to homebuilding in Avimor. He's probably unaware he has a remarkable resemblance to someone else who always gets things done, too. (He does kind of look like that guy Tom Selleck to me!) Let's find out a little bit more about Harvey VanderVeen and get to know this hard working gentleman better.

"Prior to working here, I worked for 20 years in the commercial building industry," he said. "I've worked in Avimor for almost 3 years."

Harvey and his wife Anne celebrated their 38th anniversary last October. They have four children, two daughters, two sons, and five grandchildren. "My son Steve works with me here at Avimor," he said. "He is the Purchasing Manager." The family all live in Nampa at present.

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When Harvey and Anne have a chance to get away they take to the open road. "We enjoy taking our Motorhome to various places around Idaho. We also go once a year to Alberta, Canada to visit family and friends," he said. Something about Harvey that most people do not know? "I was born in Canada and moved to Idaho in 1984. I am a Canadian Citizen," he said.

The work in Avimor has continued steadily despite the record-breaking Idaho winter we've had. Work crews hammering on rooftops, moving earth and snow, while others unload flatbeds for another home has become a daily occurrence all over the Village. "We have 15 homes in our production schedule right now," Harvey said. "We've just hired another Superintendent to help out with home building so that I can concentrate on the construction of two commercial buildings here in Avimor."

When asked 'What is your favorite thing about working in Avimor?' Harvey had this to say. "My favorite thing about working here is meeting all the new homeowners and the satisfaction of building their new homes." Give Harvey the 'Avimor wave' next time you see him driving around town. He'll give you one right back.

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THEODORE S. ROOSEVELT
MD, PhD, FACE, FCLM

Call for more information: 208-389-2213

ABUNDANCE OR SCARCITY?

BY NATHAN SMITH

I believe that we have two choices when it comes to how we view our world: That of abundance or scarcity. These beliefs are polar opposites of one another. An abundance mindset believes that there is always “more” available. More of whatever it is you may be referring to: money, resources, opportunities, etc. On the other hand, scarcity reflects limiting beliefs: “There will not be enough left for me!” A person that subscribes to abundance is not selfish nor is he driven only for his personal gain. True abundance is not giving to others after all of your needs have been met; it is giving to others before attending to your own. We all have heard the saying, “Give and you shall receive,” but how often do we practice this in our lives? Are we keeping score before we decide to give a donation to a local charity; tip our server more than we may feel is customary; or buy something from a proprietor in our community instead of finding the cheapest option online? Or do you seek knowledge to gain an advantage against your co-worker instead of sharing ideas and collaborating with one another? Imagine the impact each of us can have on our family, friends, neighbors, and communities when we focus on abundance and not scarcity.

I know first hand that when I stopped making decisions on how the result could negatively impact me and instead thought of the benefit I was providing for someone else, I felt a greater sense of satisfaction and happiness in my life. My giving resulted in receipt of more than I previously felt worthy and snowballed into a desire to give more money, time, and knowledge to others. I challenge you to take action the next time your mindset creeps into that of scarcity and reflect on abundance. Maybe it is something as simple as tipping the barista who makes your coffee an extra dollar or sacrificing an hour on the couch one evening and helping your neighbor shovel the snow from the driveway.



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AVIMOR COMMUNITY NEWSLETTER SUBMISSION GUIDELINES

This is a bi-monthly publication, which is designed, and published by Kristin Dudley, with great assistance in all areas by Pat Pintar. Articles submitted by Pat Pintar, Nathan Smith, Ryan Bentley, and Gwendolyn Drake. Photography was contributed by Pat Pintar, DTC Photography, and Hawk's Nest Photography. Comments, information, photos, and items of interest to the community may be sent to Kristin Dudley by the 15th of the month prior to publication. Guest opinions will be printed on a case-by-case basis. Children's art may be submitted by children of residents. Calendar events are reserved for events that are open to the entire community. Questions, comments, and compliments can be directed to Kristin at 208-994-2585 or email kristin@kristindudley.com



AVIMOR HOMEOWNERS ADVISORY GROUP MEETS

BY PAT PINTAR

As the Avimor community has grown, and will continue to grow in 2017, it seemed to be the right time for more homeowner involvement in keeping everyone informed about present and future development. With continued building in the existing Phase four and other areas in Village One, Phase Five is ready for home construction early in 2017. Dan Richter, Managing Partner, called the first organizational meeting of the Avimor Homeowners Advisory Group on January 10, 2017.

The purpose of the meeting was to introduce group members, and to discuss the goals and focus of the group. At present, members are Marion Corliss, homeowner and HOA Liaison (marionc@avimor.com); Becca Thompson, homeowner and Art of Living Director (beccathompson@me.com); J.R. McGee, homeowner (208-576-4619); John Fugina, homeowner (TBA); Marc Grubert, homeowner (dkfreak@msn.com); and Megan Leatherman, homeowner (leathem1@gmail.com). Also in attendance: Roberta Stewart, Avimor Project Coordinator; Dan Corliss, homeowner; Brad Pfannmuller, new Avimor General Manager; Pat Pintar, reporter; and Dan Richter, Avimor Managing Partner.

Richter began the meeting with an overview of Avimor's history since the original Planned Community was developed by SunCor to its present ownership by the Avimor Development, LLC. Near future plans for an additional Avimor access road off of Hwy 55 were discussed. Current traffic counts with more homes, and commercial development with a brewery and restaurant in the works will justify this. A traffic signal also seems a reasonable addition sometime this year.

At this time, Phase Five will have a total of 154 lots in development to the north. There were assurances that the Twisted Springs Trail near Heritage Park will remain essentially the same. Village One will have only 839 homes. The long term development plan for Avimor years out anticipates 5000 – 8000 homes in future villages.

Eventually it is hoped to link our trails to other regional trails with access to the Ridge to Rivers trail system. Richter noted that the positive financial impact for the Boise and northern areas could bring 100s of millions of tourism and recreational dollars to the area.

Other plans anticipate more village commercial business, including professional office space, retail, restaurant, and convenience store space. At present, many Avimor residents work from home and future “Live/Work” space planned may be just what is needed. There is current interest in a convenience store, an assisted/senior living building, a bike skills park for kids and a proposed Avimor Community Garden and Nursery north of Heritage Park.

The Advisory Group decided to meet monthly for now to continue to develop its goals, and to work toward an effective interactive effort. For now, watch the Avimor Community Newsletter for updates and email information sent to all Avimor residents. If you are not receiving these emails, contact Roberta Stewart at robertas@avimor.com.

OUT IN THE AVIMOR BOONIES...

We stood still next to a sagebrush hoping the bull elk would stay silhouetted on the horizon; a blaze of a sunset provided the backdrop.

Susan Bentley, my wife, and I had just trouped out on our evening nordic ski and as we rounded the first corner on the Twisted Spring Trail around 10 cow elk crossed in front of us. We smelled them before we spotted them.

After the elk trotted up the hill into the sunset we spotted that large bull elk on the horizon. We stood on the trail mesmerized by his gran-



deur and beauty. That is until we realized the huge majestic bull was just a huge majestic bush.

We laughed at each other and kept on with our ski. Another Avimor wildlife story to store in memory.

Any Avimor resident who's lived in the neighborhood, sometimes even just a couple hours can rattle off wildlife stories. From lizards to turkeys we've got them here. You never know what you might see when you look out the window.

Many of our experiences we share and that can bring us together as a neighborhood.



Like when a pack of coyotes make a kill and howl and yip to celebrate through the night and everyone with a window open, or closed sometimes, hears them. Or sometimes it can be a bobcat in a tree. In any event one of the major threads in the Avimor Facebook page is wildlife. The realities of life alongside wild creatures brings a new dimension to life that was foreign to most of us and make us confront our joys, pain and fears.

One person who's embraced watching, and documenting our local wildlife is David Christiansen.

Christiansen and his wife Donna moved here in 2013 from Eastern Idaho. That first night here, they took a break from unpacking and opened a bottle of wine to drink on their patio. As they sat back they spotted several antelope and they watched the antelope graze through dusk. That same evening they also spotted what they now know to be a resident Great Horned Owl.

Our immediate area is part of a major flyway for birds and wintering ground for large herds of ruminants like Elk and Mule Deer, not to mention all the local populations of winged, hoofed, pawed and legless creatures.

Many of the Mule Deer we see this time of year spend the summer somewhere north of Idaho City said Michael Young with Idaho Fish and Game. Throughout the year they can range between 50-90 miles before coming back to the foothills around Boise. Young said that there are quite a few resident deer that just stay in an area year round, but the majority of deer spend their summer and fall time North and West of Idaho City; with most of those miles covered in a short time as soon as the first heavy snow falls.

"The Antelope in our area pretty much stay around here year round." Young said.

Some Antelope are movers. In Eastern Idaho, near Arco, there is an antelope herd that migrates almost 200 miles into Montana and back every year with one of the longest remaining mammal migrations in North America. The ones near our home range around 25 miles. All total there are a few hundred Antelope in our immediate region.



Elk are a mixed bag. There are resident Elk around Avimor. Young said most of the Elk in our neighborhood probably only go up as far as the timber around Bogus Basin when the hills are not packed with snow. But some herds, especially in hard winters like this one,

will come down from as far as the Southern Sawtooths. But Young said most of those are out toward Lucky Peak. Depending on the year, more than 3,000 Elk winter in the Boise Foothills.

Birds like the Western Tanager range all the way from North of Alberta in Canada to Central America.

WILDLIFE IN THE NEIGHBORHOOD

BY RYAN BENTLEY



The Lazuli Bunting song bird follows a similar range. Christiansen has seen 200-300 of them along Spring Creek. “They don’t stay here long and it’s easy to miss them on their way through,” Christiansen said. “As soon as it gets hot they are on their way farther up into the mountains.”

“More than 200 varieties of birds have been spotted in Avimor,” Christiansen said, “Throughout the Spring several types of new birds can be observed here as they migrate.”

After his first night on the patio Christiansen began to take his camera with him on walks. He took the time to figure out where the resident owls nested and he watched. For hundreds of hours he’s watched the owls in the area.

Christiansen never expected to develop such a love for the owls here. But they have become part of his life. He’s seen several batches of hatchlings come through the nest. Many grow up and find ranges of their own. Some don’t make it.

“It’s hard when they don’t make it and the ones that make it, I wonder where they go, Christiansen said. “All of this isn’t something that I expected to impact me like it has, but it all adds a value that’s hard to put a price on. There’s pain, but a lot of joy.”



Christiansen said that most people find some species that piques their interest.

For Christiansen it’s his owls.

“For you it might be something else,” he said. “But that’s part of the beauty. There’s so much.”



TIPS FOR VIEWING WILDLIFE

1. **Get rid of the distractions, like phones and music, and use all of your senses to focus.**
2. **Mornings and evenings are when most creatures are active generally.**
3. **Take your time. It’s amazing how many bushes and rocks turn into wildlife.**
4. **Optics. Bring binoculars, spotting scopes and other devices to enhance your experience.**
5. **Get to know an area. Most wildlife behave in patterns. As you learn their patterns it will be easier to spot them.**
6. **Keep your distance. It’s not just for your safety. Most wild animals are not acclimated to continued close contact with humans. Continuous contact and pestering will drive them to another area.**

**This list is not exhaustive, but could provide a few insights into wildlife viewing.*

Getting Involved!

AN EVENING OF WINE TASTING

Just in time for Holiday entertaining, Monty Ewing sponsored an evening of wine tasting for Avimor residents. Local expert and owner of Erikson's Fine Wines in Eagle poured five different wines for tasting. Erikson was knowledgeable not only about the subtle tasting aspects of the wines he presented, he shared information about varietal grapes and regions from which they came. Erikson had good things to say about local Idaho wines. Look for more events like this in the future.



SLEDDING FUN

The snow day was attended by about 30 people. The kids had a wonderful time and created several different sledding runs to accommodate different levels of expertise and daring. Everything from gentle slopes happily ridden by 4 year olds to the full, steep, catch-some-air sledding run the oldest kids loved.

They all enjoyed hot cocoa and doughnuts, which ended up frozen, of course.



photo credit: Hawk's Nest Photography

BOOK CLUB CHRISTMAS PARTY

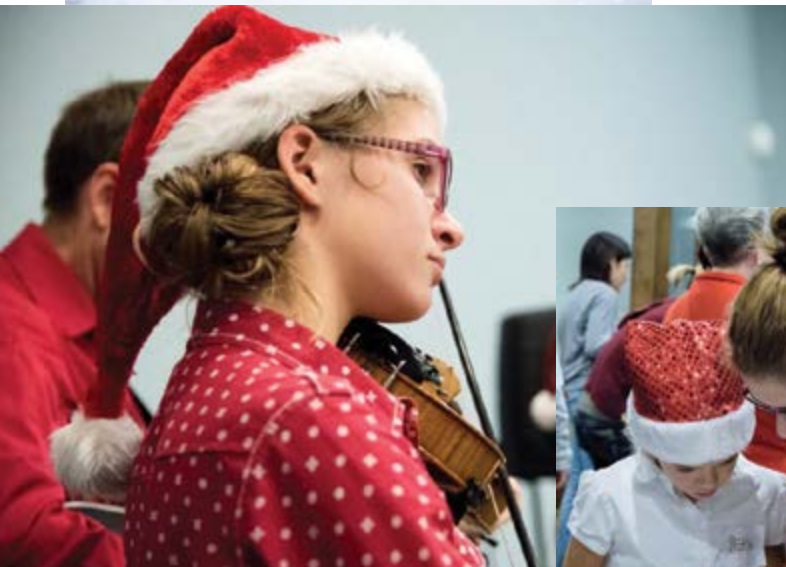
The Avimor Afternoon Book Club celebrated Christmas with a party and discussion of "The Gift" by Cecilia Ahern.



Seated: Pat Pintar, Patti Berg, Claudia Poole, Judy Thompson.
Standing: Becky Frye, Mary Kuskie, Barbara Krebaum and Maureen Rose.

CHRISTMAS TREE DECORATING

Winter festivities and fun got off to a great start on December 2, with the Annual Avimor Christmas Tree Decorating Party organized by Mishelle Parks. This family-friendly event featured music by the Reeder Family Band, stories and crafts for the kids and plenty of food, beverage and socializing for the adults. The gorgeous floor-to-ceiling tree in the lobby of the community center was decorated once again with ornaments Avimor residents brought to hang on the tree. The colors were silver, gold and white, sparkly and elegant with a family or nature theme. Good turnout with many new families welcomed by more established neighbors to the great spirit and lifestyle of Avimor.



THANK YOU TO THE COMMUNITY CENTER STAFF

BY GWENDOLYN DRAKE

My husband is retired and, as a hedge against Father Time, he works out. He has been the member of several commercial gyms in the past and is more than familiar with the gym environment and culture. He is delighted with the facilities at the Avimor community center. The machines include weight training and aerobic training equipment, and all machines are well-maintained and always in excellent working order.

People who are familiar with commercial gyms are very familiar with "Gym Smell"... There is no such thing at the community center. The restrooms and shower facilities are spotless and clean. The task of cleaning up after dozens of people is never a pleasant or easy task, but those responsible for this task always rise to the occasion and do it in spades.

Safety is a high priority. There are antiskid mats in all right places, shower and toilet facilities all have properly placed assistance bars. The locker facilities are always clean and clutter free. There is a filtered watercooler that provides a convenient place to refill water bottles.

The swimming pool is always clean and the deck area is safe. The saltwater approach eliminates the chlorine burn and smell that is typically associated with a public pool. The outside patio is very comfortable and the wide lift doors make access to and from the pool area and locker facilities most convenient.

The staff responsible for maintaining the cleanliness and order of the gym deserves great credit for the comfort and inviting nature of the gym at the community center.

MEET YOUR NEIGHBOR:

THEODORE S. ROOSEVELT, MD, PHD, FACE, FCLM

BY PAT PINTAR



Dr. Roosevelt at Enterprise Days

know our neighbor a little more, and how he came to Avimor.

Doctor, lawyer, PhD! That's not quite how the old 1940s song goes but that's a pretty good description of the Avimor gentleman you are about to meet. You would have to add avid reader, skier, waterfowl and upland game hunter, fly fisherman, and golfer. For fun, Roosevelt holds a black belt in two martial art disciplines, and is a budding ukulele player. We'll get into his interesting and familiar name later, but first let's get to

Tell us what you do in your work?

Many people think my job as a doctor consists of prescribing medication, ordering tests, or performing a procedure. But most of what I do is thinking. Should I order the test? Is there enough data, or do I have enough experience, to think that doing this procedure or using this medicine will help, or at least not harm? Just because you can do something or order a test, doesn't always mean you should.

He further explained his current medical and legal practice this way. "My primary focus is on my traditional medical practice, Idaho Diabetes and Endocrine Associates, PA. My staff and I see patients with glandular (endocrine) and metabolic disorders in my Boise office," he said. "I also recently opened access to an online Telemedicine practice where we see patients over the internet instead of face-to-face. We are looking to expand care to patients who would otherwise not be able to see endocrine specialists."

Finally, I have a law degree. This gives me additional insight into the oft times complex interface between law and medicine. I work as an expert witness, give legal advice to clients and attorneys in my network in California.

What is something about you that most people do not know?

I'm a distant relative of both branches of the Roosevelt clan, although I'm closer to President Theodore Roosevelt than President Franklin D. Roosevelt.

Are you involved in any charitable/civic activities?

I volunteer at least once a month at a free medical clinic. I have recently become a member of Boise Rotary, and I like to do random acts of kindness.

Anything else?

I am the physician to the Court of the Pharaoh Seti I, having taken care of both Ramesses II (Yul Brenner) and Moses (Charlton Heston) in my early medical career. Both of them were the best kind of gentlemen you could ever meet.

Now that's a story we'd like to hear. Stay tuned. Meanwhile, it's a pleasure to meet another interesting Avimor resident.

AVIMOR AFTERNOON BOOK CLUB

Meets 2nd Wednesday each month in the Library
12 to 2 PM. Call Maureen Rose...208-629-1488

AVIMOR EVENING BUNCO

Meets 3rd Wednesday of the month at 7:00 PM.
\$5 to play. Call Maureen Rose...208-629-1488

AVIMOR AFTERNOON BUNCO

Meets 1st Wednesday 1:00 PM. \$5 to play
Call Anita Herrington...208-922-6032

CRAFTING/KNITTING GROUPS

Meets Thursday 1:00 to 3:00 PM in the Library
Call Jolene Parks...208-215-4676

AVIMOR WRITER'S GROUP (NEW)

Are you an aspiring writer, published writer, poet, or just like to write? If you are interested in a low-key, fun, monthly writers group from 1-3 PM in the Library, I'd like to hear from you. Call Pat Pintar 208-922-6534.

AVIMOR REAL ESTATE UPDATE

AN INTIMATE LOOK AT WHAT'S HAPPENING IN OUR NEIGHBORHOOD

Hopefully by the time this publication is being delivered, the weather will have turned around and real estate activity will pick up. Otherwise, I'm going to start selling igloos. With all of the snowfall, rain, ice, sleet, and floods, the market is off to a slow start this year. However, that likely means we're going to make up for it as soon as the weather breaks. The buyers haven't gone anywhere, they're just waiting like the rest of us for this nonsense to end. The spring rush should start in late February and combined with continued low interest rates, it should be strong.

1.6 = the number of months of available housing inventory in Ada County

839 = the total number of homes that will be built in Avimor's Village One

15" = the record snow depth measured at the Boise Airport on Jan 5, 2017

The monthly supply of single-family homes in Ada County continues to be extremely low, at around 1.6 months of available inventory. Average days on market in Ada County is hovering around 40-45 days now, mostly due to weather. This, combined with low interest rates could be a sign of pent-up demand and a strong spring rush.

As of writing this article, there are 2 homes active on the market in Avimor. 12 homes have gone pending or were sold in the first 18 days of 2017, and 10 of those were new construction.

With continued lack of supply in Ada County, new construction in Avimor will likely continue to be in high demand.



As an Avimor resident, I have my finger on the pulse of our neighborhood and know how to promote our community and all of its benefits. If you are considering a move or know someone who's thinking about moving to our community, let me know.

KRISTIN DUDLEY, Realtor®
208-994-2585

