

AVIMOR community



UPCOMING AVIMOR ACTIVITIES

- APRIL 1** Homeless Veteran Clothing Drive – At the Community Center, 8:00am-Noon, RSVP Dan Abel at 208-509-1911
- APRIL 8** Easter Egg Hunt! – Heritage Park Pavilion, 1:00pm --- 0-3 year olds and 4-6 year olds
1:20pm --- 7-9 year olds and 10-12 year olds
We need egg donations and volunteers, eggs should be separated by age appropriateness. Becca Thompson - ArtOfLiving@Avimor.com
- APRIL 21** Evenings at Avimor 6:30-8:30pm (third Friday of every month) Meet at Heritage Park Live Music, Free Event. Everyone is invited! Bring picnic and/or beverages. AOL Event*
- APRIL 27** Neighborhood Watch 6:00-7:00pm Community Center - By Ada County Sherriff's Dept. Keep your home and neighborhood safe.
- APRIL 27** Avimor 101 – 7:00pm-8:00pm Free Event, Everyone is invited! Representative from Zamzows will be available to answer questions. AOL event *
- MAY 6** Avimor Community Yard Sale (tentative) 8:00am - 1:00pm, More details on page 6. RSVP Claudia Poole at 208-954-2691.
- MAY 9** Avimor 101 – 7:00pm-8:00pm (tentative) Free Event, Everyone is invited! AOL Event*
- MAY 12** Game night – 6:30pm-10:00pm At the Community Center. Bring a board game, a deck of cards, or just your semi-competitive nature and join for the fun. Free and open to everyone. RSVP Kristin at 208-994-2585.
- MAY 19** Evenings at Avimor 6:30-8:30pm Meet at Heritage Park - Live Music, Free Event. Everyone is invited! Bring picnic and/or beverages. AOL Event*
- MAY 20** Monthly Movie Matinee 3:30-5:30pm For kids at the Community center. "Moana" Free! Free popcorn, bring blankets and pillows (parents should stay)

* Questions? Contact information for all AOL (Art of Living) events is Becca Thompson at ArtOfLiving@Avimor.com.

DANARAE CLOR - ALWAYS THERE FOR AVIMOR BY PATTI BERG



Danarae Clor, Avimor Warranty Manager/Accounts Payable

You might recognize Danarae Clor from her 2013 appearance on Food Network's Diners, Drive-Ins and Dives, when the restaurant she once owned and operated—the Kodiak Grill—was featured. But more than likely you know her as the warm-hearted and smiling lady who works with new Avimor homeowners through the 12- to 18-month process of planning, building, accepting the keys to their new home, and far beyond. "It is always exciting to me to meet with new homeowners for the first time," Danarae says. "Finally seeing them move in gives me such satisfaction."

The 4th generation of her family to make a career in the real estate industry, Danarae—since the age of twenty—has actively worked in areas such as loan auditing and sales. At 32, she and her late husband, along with their son, moved from California to Boise, and began selling real estate, specializing in out-of-state and out-of-country investors, as well as starting a property management company to help take care of their investor's needs.

Sadly, after 25 years of marriage, Danarae lost her husband to a heart attack, leaving her and their 17-year-old son and 4-year-old daughter. "This, of course, changed the course of my life," Danarae says. "At the time of his death, he was in the process of renovating the Hill Top Restaurant and left this very personal project unfinished. Although it was not my interest to open a restaurant, I finished the plan, opened and ran the Kodiak Grill (Donn's Hilltop)

for several years.” Although her restaurant was featured on Diners Drive-Ins and Dives, Danarae says, “I closed the restaurant in 2013, feeling good that I had honored his memory. We finished what we started.” The restaurant is now under new ownership as the Hill Top Station. “It is truly satisfying to see it still up and running.”

Avimor was lucky to gain Danarae’s property management expertise in March 2013, when she was hired to assist the construction manager. Avimor has grown since Danarae came onboard, and today she meets with four to six homeowners a week, offering assistance in any way she can. Avimor (Danarae!) offers several new homeowner follow-ups starting with the New Home Orientation a week or so before close, a sign-off on the day of close, and again at 45 days and 11 months after. “This by no means is limited to only those four. I am always available to my homeowners for meetings, phone conversations and follow-ups as they need me. I am truly blessed to meet some of the most fascinating people here at Avimor.”

Danarae also works with Avimor’s trade partners.

“We have some of the hardest working, committed and loyal sub-contractors any business could ask for. I can be a bit demanding at times and our trade partners work hard to always do the right thing. I never miss an opportunity to thank them for all they do...

.. Once a month, just to keep my cooking skills out of cobwebs, I make lunch for the gang at our safety meetings.”

For many years, Danarae lived on five acres in East Boise (right next door to her sister’s 10-acres) where she and her family enjoyed horses, goats, chickens, ducks, dogs and cats. Riding horses and 4-wheelers and spending days outdoors hiking, shooting and exploring was a favorite pastime. She now lives just a hop-skip-and-jump from her 14-year-old daughter’s high school—Timberline. Her now 27-year-old son and his fiancé live on Friday Harbor Island in Washington, working in the construction industry. “I remarried two-and-a-half years ago,” Danarae says, “and am blessed to have a very simple yet challenging life.”

Part of a large, very close-knit family, Danarae loves to travel, “if only in my back yard,” she says. She’s recently returned from New Orleans, is heading to Friday Harbor and Seattle in the spring, and is hoping to get to Boston soon. She’s taken up quilting and is active with her church, working with its youth group, as well as with the homeless.

“Avimor is truly a unique place to live here in Idaho,” she says. “The planned community with all the hundreds of miles of open trails is a plus. I am proud to be an energy efficient builder. The concept of our planned community is far superior to any I have seen in this valley. I truly believe Avimor is here to support the families who live here. This makes a very challenging job a fun place to be.”

You can find Danarae every weekday in her office, “the cubby behind the fireplace!” Thank you, Danarae, for always being there!

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MEET YOUR NEIGHBOR: PATTI BERG

BY KRISTIN DUDLEY



Patti Berg - "Nothing Compares to Avimor"

Where did you live before and how long have you lived in Avimor?

Bob and I were born, raised, and lived most all of our lives in California, but we both knew that we wanted to live further north. My dad was born in Donnelley, my grandfather was the first sheriff of Valley County (in 1916), and Bob and I had driven through Boise quite often on our frequent vacations in Yellowstone, so it felt a bit like a home away from home. Even though building in Wyoming was our dream, we found ourselves looking at houses all around the Boise area. The one place that kept calling us was Avimor. In 2012 we ditched our plans for Wyoming and bought a home here, and we're thrilled we did!

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Tell us a little about your previous work experiences. When did you begin your writing career and what are you writing now?

Although I spent thirty years working in various high-level secretarial jobs, and five years as an energy analyst for the State of California, what I wanted most of all was to be a writer, a dream that began in elementary school, when I wrote a play that my friends and I performed as a puppet show in the children's ward of our local hospital. I continued to write throughout junior high and high school, but I never felt comfortable sharing my stories with others. In my early 40s I got brave enough to join a writer's organization (Romance Writers of America), finished my very first novel, entered it into a nationwide contest, and sent the first few chapters to a New York publisher. A week later I received a call from the publisher asking to see the entire manuscript and a few weeks later learned that my book finished in the contest. I didn't win and that publisher didn't buy the book, but it was recommended to another publisher, who snapped it up. I consider myself very fortunate to have sold my first book so quickly! I've had 22 novels published since 1994—14 romances, six of which appeared on the USA Today bestseller list, and eight Christian fiction. I've given workshops on writing, been president of two writer's organizations, and feel very blessed to have found success in my writing career. I'm currently branching out into mystery, working on the first novel with four others in the thinking stages.

Are you involved in any charitable/civic activities? If so, where and how are you involved?

Both my husband Bob and I have volunteered with the Ada County Sheriff's Office and the Eagle Police Department since 2009, doing various activities ranging from patrolling the Greenbelt to fingerprinting kids.

What would you tell someone thinking about moving to Avimor?

There's a wonderful sense of community here. Activities abound--like book clubs, Bunco parties, potlucks, picnics, and more--that welcome newcomers and help establish friendships. It's a great place to live!

AVIMOR HOMEOWNERS ADVISORY GROUP MEETS

BY PAT PINTAR



The second meeting of the Avimor Homeowners Advisory group met on February 28. Dan Richter displayed an updated Avimor map of developed homes and lots in Phases 1- 4 and discussed plans for Phase 5 and 6. Road paving will be completed in Phase 5 by the end of March. An additional Avimor access road north of the Ranch is slated for fall 2016. With the addition of two commercial businesses, the increase in traffic will justify signal lights at the entrance on Avimor Drive around the same time.

The design of Phase 6 will support an additional 154 lots in the future. The village will have an outdoor pool including a structure with bathrooms. A playground area for children older than toddlers is planned.

In discussion are restoration plans for the old barn and the original white farmhouse that was a stage stop. The design for the "pump" park for kids to learn mountain biking skills near the tennis courts has been approved.

Ben Morrison, Avimor's in-house accountant went through preliminary end of year financials. The financials, with updates, will be passed out at the upcoming "annual membership meeting" to be scheduled in the next 2 or 3 months.

Other information shared included the addition of Dave Englund to work with Becca Thompson on Art of Living events and communications. The goal is to get back to monthly "Meet and Greets" and other scheduled events. Work in the pool area of the Community Center is in progress and weekly pool servicing and cleaning issues were discussed. Avimor drone flights over new construction area and privacy issues were discussed. Spring street sweeping will be done by Avimor this year as Ada County would take a couple of months to get to it.

If you have any questions, suggestions or ideas feel free to contact Marion Corliss, HOA Liaison at marion@avimor.com. You can also contact advisory members Becca Thompson, J.R McGee, John Fugina, Marc Grubert, and Megan Leatherman.

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.

A CANVAS STARTED: BIG INVESTMENT CHANCES IN OUR HUGE BACKYARD

BY RYAN BENTLEY

Most of us use the trails every so often and at least pause periodically to admire the scenery.

“There’s an opportunity to dream and create and not just consume,” says Marc Grubert, volunteer trail coordinator and Charlie Baun, conservation director.

“From plantings and trail building to pump tracks and erosion control we can literally create our dreams in our community,” Grubert and Baun said.

Grubert and Gina, his wife and riding buddy, started by trimming the willows back in Spring Creek when they moved in 2008. They didn’t like getting whipped by the branches as they rode their bikes. His involvement grew and the Avimor administration ended up giving him a title and backing for some equipment.

What was just a few miles of single-track, the Gruberts and other volunteers turned into more than 40 miles, with more under way.

“The local scenery stuns a lot of us when we take the time to look at it, but a lot of it isn’t native,” Baun said, “large invasive populations of Cheat Grass, Medusahead, Russian Skeleton Weed, Scotch Thistle, just to name a few, corrupt the landscape. It’s not something new. Many of these species of plants first appeared in the region transported by livestock from Europe and Asia around 100 years ago and just keep spreading. Some were on purpose and others were not. The introduction in the local ecosystem means the usual natural checks and balances are skewed. And the invasive species proliferate. Strong



Rakes used for trail maintenance.

photo credit: Marc Grubert

pockets of native foliage still exist and that there’s a major focus to restore our areas and beyond.”

Since the development began in the mid-2000’s more conservation work has been done than all the other planned community’s combined in the Treasure Valley, and as of publication, Avimor is the only planned unit development in Idaho that put requirements for conservation into its development plan.

Avimor partners with the United States Geological Survey and we have a plot that serves as a test site for a soil microbe that attacks invasive species like cheatgrass and medusahead at its root structure. That’s just one movement around here along with many others.

“All of this can get very scientific,” Baun said, “at the core of the conservation is a vision to link the ecology to community growth.”

Baun told a story of a time when around 30 residents planted bitterbrush plants.



Scotch Thistle
(Onopordum acanthium)

One couple, John and Dianne, who have since moved to travel the county, wanted to see what became of their efforts, especially Dianne. She would hike regularly to check in on her plants. That wasn't normal behavior for her. The extra regular walk helped her lose weight and her health increased and soon she became a key source of information for residents about and for restorative conservation.

"Those are the stories I love," Baun said, "one planting spurred a perpetual positive effect in them for restoration here and beyond into the community."



photo credit: Marc Grubert

Both Grubert and Baun said although this is all in our backyard it's easy for us to not dive in. However, Baun said that his goal is to walk alongside people as they dream of what could be and create easy ways to be involved.

"At any given time there are at least six projects waiting to be done and that they

Trail maintenance by Avimor residents

are each designed to be completed in a fairly short amount of time."

By quick he means no more than a few hours at a time. Often lunch is provided. "Sometimes it doesn't seem like much but it all adds up" Baun said.

"The opposite is also true," Grubert said, "the seemingly little individual choices we make out on the trails add up. One person on a muddy trail can cause a lot of damage. The time it takes to fix the trail can limit development projects. Sometimes there aren't enough resources to fix the damage and the effects can compound."

From a conservation side, Baun said that we're all connected. Changes we make even in our personal landscaping at home can increase the fuel load and endanger our homes. Other plants can kill local wildlife.

"We're developing and changing things," Baun said, "but we're trying to find a balance and place a high value on open space and conservation. In that we can all have a part to play."

An old sign advertising Avimor along Highway 55 used to say, "A 23,000 acre backyard that you don't have to mow."

"You don't have to mow it," Grubert said, "but it's sure great to invest in it."

Next month, we'll feature an interview with Justin Pease about what it's like to jump into investing and developing our recreation and conservation resources.

INTEREST RATES?

BY NATHAN SMITH

Often when people are buying or selling homes, they consider price first and somewhat overlook what interest rates are doing.

Whether you are buying or refinancing a home, an important factor in determining affordability is the cost of the money, i.e. interest rate. There is a completely different discussion about how an interest rate is presented and the fees that you may be paying to obtain a particular rate, but specifically, let's look at how a change in the cost of money and value will affect your purchasing power in the following hypothetical, but very familiar illustration:

	2016	2017	
Loan Amount	\$238,000	\$238,000	\$250,000
Appreciation	NA	0.0%	5.00%
Interest Rate	3.75%	4.50%	3.75%
Principle & Interest	\$1,100	\$1,205	\$1,158

As you can see, even if the market had not appreciated year-over-year, an escalating interest rate environment has a greater adverse affect on what you would pay compared to the same interest rate but a home that was worth 5% more! In fact, if the rates had not changed from 2016 to 2017, you could have afforded a \$260,000 loan for the same cost of a \$238,000 loan at 4.50%. So what does this all mean? No one can predict the future, but when the cost of money is rising, there is no time like the present to buy that new home or refinance an existing higher cost liability.



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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, Steven Roosevelt MD., Nathan Smith, Ryan Bentley, and Patti Berg. Photography was contributed by Pat Pintar and Marc Grubert. 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



Get Involved!

AVIMOR COMMUNITY YARD SALE MAY 6TH

The Avimor Community Yard Sale has tentatively been scheduled for Saturday, May 6th from 8:00 AM to 1:00 PM on the Community Center grounds. All Avimor residents are invited to participate. The event will be advertised and open to the public for shoppers to come, spend some money and enjoy their visit to Avimor.

Because a lot of planning goes into an event like this, the committee needs a count of how many Avimor households would be interested in participating. Once we reach 25 interested parties, planning will begin in earnest and specific details regarding registration, etc. will be distributed. Please note: there may be a very slight cost (\$10 or less) used to cover supplies for the set up.

Please contact Claudia Poole via email at: claudiapoole2014@gmail.com or text her at 208-954-2691 by April 5 if you are interested. We are looking forward to a successful and fun event!

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

AVIMOR WRITER'S GROUP (NEW)

Meets 4th Wednesday 1:00 to 3:00 PM.
Call Pat Pintar...208-922-6534

LOOSE THREADS (NEW)

Meets Tuesdays 1:00 to 3:00 PM.
Handcrafts involving threads of any kind. Rotating members hosting in homes. Call Krista Godfrey 208-901-4889 or bzebandkrista@gmail.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.

HAIKU CORNER

春

(springtime)

Fire ravaged landscape,
Green buds through the melting snow
Vernal equinox

~ Steven Roosevelt, MD



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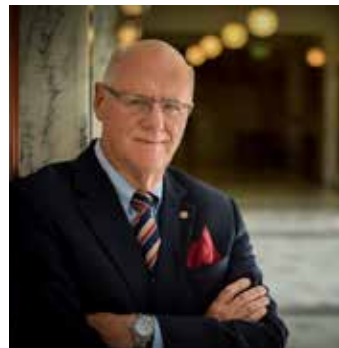
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A TALE OF TWO THERMOSTATS

BY STEVEN ROOSEVELT, MD

It was the best of times...

Want the power to control your thermostat with your smartphone and save money on your electric bills? A WiFi thermostat will give you all this and more with features like intuitive schedules, automatic temperature changes when you're away from home, and live weather updates. These devices:

- **Reduce your impact on the environment by only heating and cooling your home when it's necessary.**
- **Allow you to adjust your home's temperature remotely, so you can make your home cooler or warmer even if you're at the office or on vacation.**
- **Extend the life of your HVAC system by alerting you when it's time to perform key maintenance tasks.**

I've had two of these devices in the past year. The first one was the Nest T200577 2nd Generation Learning Thermostat. The Nest Learning Thermostat's best feature is its ability to make changes to the home's energy efficiency settings automatically, based on the way you live. It will take several days for the thermostat to determine your patterns, but this feature makes being energy efficient effortless.



Nest Learning Thermostat

Another feature is the unit's ability to figure out when you're at home and when you're out, adjusting the settings to provide comfort when people are in the home and energy savings when no one is home.

This Nest unit will provide energy efficiency reports through the mobile app, calculating how much money you're saving. And it can alert you to any odd patterns in the performance of your furnace or air conditioner.

The price for the Nest Learning Thermostat is at the high end of the smart thermostat market, (\$249) but it's a strong performer. It also has Bluetooth and Zigbee capabilities built into it, but neither is activated currently, as Nest is including these features for potential future usage. It is fully controllable by Alexa if you have this device in your home. Unfortunately, Nest doesn't have the individual room sensors that you'll find with the Ecobee3.

The second thermostat I installed was the Ecobee3. With the Nest, I found that the heating and cooling system struggled to keep all the rooms in my home at the same temperature. I selected the Ecobee3 Smarter Wi-Fi Thermostat (\$249) to deal with this problem.

This smart thermostat uses wireless sensors in multiple rooms that



Ecobee3

connect with the main thermostat. These sensors can determine when a room is occupied and then adjust the temperature for the home until the occupied room has reached the desired temperature. So, if the kitchen is normally too hot, the system can lower the temperature in the entire home to compensate when you're in the kitchen (provided you have zones cooling/heating). If people are in multiple rooms, the system takes an average of the individual rooms' temperatures to determine the best settings. By using the individual sensors in each room, the Ecobee3 sets itself apart from the Nest smart thermostat. Of course, this aspect of the Ecobee3 system is designed more for comfort level than energy efficiency.

Installation of these devices is relatively simple. Both connect to your home's heating and cooling system's C wire. The Ecobee3's 3.5-inch touchscreen looks great with a sharp display of 320x480 pixels. Or you can use the system's mobile app for full control from anywhere you have an Internet connection.



The Ecobee3 will work with a host of home automation options, including Apple HomeKit, Logitech Harmony, SmartThings, and Wink. The unit is also Zigbee compatible and can also be controlled with Alexa.

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AVIMOR REAL ESTATE UPDATE

AN INTIMATE LOOK AT WHAT'S HAPPENING IN OUR NEIGHBORHOOD

As we exit one of the coldest winters on record, we're seeing some interesting real estate changes in the Boise area. More homes are under contract than are available for sale. There is an extreme lack of inventory - less homes available than at any time in the past 10 years. The supply of homes in Ada County is hovering around one month - so tight that it's constraining sales. Buyers are competing for homes by offering higher-than-asking prices, multiple offers, and acceleration clauses.

585 = the total number of existing homes for sale in Boise on March 1st

27% = the amount Ada County existing sales were down this February compared to last February, due to snow!

22 = the total number of homes sold or pending in Avimor since Jan 1

Avimor is not experiencing the same market activity that Boise is, but we are seeing a strong market. Resell homes are going pending after 4 or 5 showings and selling at full-price. The Avimor sales office is extremely busy with over 35% of Phase 5 already sold and 6 spec homes on the market. Prices are continuing to rise, which is good news for all Avimor residents.

As of writing this article, there are 6 homes active on the market in Avimor and 22 homes have gone pending or sold since January 1.

The supply of homes in Boise can't get much lower so, until this changes, prices will continue to go up both there and here, and we haven't even hit the busy season yet.



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.

For a quick glimpse of what's for sale in Avimor, check out the Avimor page on KristinDudley.com.

Kristin Dudley
208-994-2585

