

TETON SPRINGS



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BEARS

As the leaves on the trees change and fall descends upon the valley, we would like to remind everyone of the importance of adhering to the **Bear Conflict Mitigation** standards set forth by **Teton County, Idaho**. These are for the protection of the bears and humans alike. These standards include the following guidelines:

* Trash cans should be placed out at the end of the driveway no earlier than 6 am on Friday morning and returned to a bear-proof structure no later than 6pm Friday evening. Trash cans should be stored inside bear proof structures on non-pick-up days. Fines may be assessed for trash cans that are left out beyond the approved timeframes.

* Bird feeders should be at least 10 feet from the ground, deck, railing or surface and four feet from any structure or tree limb and should have a catch pan attached directly underneath that is 2" larger in diameter than the widest diameter of the feeder itself.

Questions or concerns can be addressed to the Planning & Zoning department at 208-354-2593.



REVIEW COMMITTEE

As a reminder, any building or development (including the simplest of changes—but not limited to—exterior staining, adding landscaping, changing window or doors, etc.) at Teton Springs is required to go through the plan review procedures with the DRC. If you are planning on building, adding on, or making a change, please keep in mind that there is a once-a-month DRC meeting. Any questions regarding the DRC process can be directed to Edye Sauter at grand Teton property Management, esauter@qtpmjh.com or 307-733-0205.

CC&R AMENDMENT

Please remember to send in your CC&R ballot which was dispersed earlier in September. The amendment is a clarification to Article 2, Section 2.8 as it relates to the building envelopes in Mountain Meadows. This amendment stipulates that roof overhangs in Mountain Meadows shall be permitted up to 2' outside the building envelope. While the amendment applies to Mountain Meadows homes, we need ballots from ALL owners as the verbiage is in the Master Declaration of Protective Covenants and Master Development Guidelines for all of Teton Springs.

All ballots need to be submitted to GTPM by October 15, 2024. If you need another ballot or want to send yours in, please reach out to esauter@qtpmjh.com

SPEED LIMITS

Please be courteous and mindful of your speed throughout all of Teton Springs. The speed limit is 25 mph for the safety and welfare of all residents, guests and their pets. We have replaced the stop signs throughout the community to try and slow people down and become more aware. Please be sure to let your guests, family and friends know about the posted speed limits. Together we can work together to try and prevent any accidents on our roads.

TRASH REMINDERS

We have noticed several owners leaving their trash receptacles out beyond what is permitted in Teton Springs. To avoid any undue attractants for wildlife in Teton Springs please remember that all trash cans are **not** to be left out on the curb overnight either before or after your scheduled pick-up on Fridays.

REMINDERS

Wildlife: Please keep in mind that wild animals should not be fed nor should they be approached. Please remember to keep your dogs on a leash or within voice control for their safety as well as for the safety of the wildlife.

Snow Stakes: Per 3.13 in CCRs no obstructions to easements are permitted. This includes installing your own snow stakes along the road. Snow poles hamper the ability to push snow effectively and are not allowed

Ponds: No swimming, boating or ice skating on any lake or pond.

Storage: Please do not use the neighborhood streets, your driveways or yards to store your personal property. All items must be stored out of sight from the community.

SHORT TERM RENTING

Homeowners, many of you are aware of the short-term rental policy in Teton Springs. For those of you who have questions, please be advised that according to the governing documents for Teton Springs, any rental for less than 30 days is considered "short term". Please remember that only the Cabins, Teton Springs Lodge and Palisades Condo Owners are permitted to rent their properties for less than 30 days. Any other homeowner will be in violation of the covenants and subject to fines. Please contact Grand Teton Property Management if you have any questions about this rule.

DOG OWNERS...

We wanted to send you a brief reminder about some issues we have encountered with dogs in Teton Springs. In light of recent reports of dog attacks, we ask that owners remain vigilant in controlling their dogs. Please contact the Teton County Sheriff for any altercations you may have with a dog in the community. They are trained to deal with these situations. If you own a dog, please remember that you must keep control of them while out in the streets, or on walking paths. Please do your part to be sure dogs are appreciated in our neighborhood. A violation of this rule is considered a "Class 2 Offense" and is subject to a \$100 fine, per occurrence.

Remember roaming dogs are not permitted in Teton Springs. Please, if you are out with your dog, be aware and considerate of your neighbors. There are "Mutt Mitt" stations posted throughout Teton Springs. Please make a habit out of cleaning up after your furry friend. A big shout out and thank you to those dog owners who have been proactive in clean up and roaming efforts - we sure do appreciate it!

CALENDAR OF EVENTS

BOARD OF DIRECTORS MEETINGS

MASTER – OCTOBER 22ND & DECEMBER 17TH AT 9:30

MOUNTAIN MEADOWS – OCTOBER 24TH AT 10:00

CABIN – OCTOBER 9TH AT 3:00

All meetings and events will be held via ZOOM - log in info can be found on the website: www.TetonSpringsHOA.com

HOA PAYMENTS

As a reminder, homeowners will be assessed \$50 late fees and 21% interest on any unpaid balances after 30 days.

All correspondence and payments should be mailed to:

Teton Springs HOA

C/O Grand Teton Property Management

PO Box 2282

Jackson, WY 83001

Please make your check payable to your individual

Association:

Teton Springs Master

Mountain Meadows

Cabin

Village & Commercial

Palisades HOA

Or, you can also opt to pay online at:

www.comwebportal.com

Please contact Tina Korpi, Demerie Edington or Edye Sauter at Grand Teton Property Management to address any questions at: 307-733-0205 or send your email to: esauter@gtpmjh.com or dedington@gtpmjh.com

RESOURCES

Bronze Buffalo Ranch

208-787-8008

The RAD Recyclers:

208-220-7721 or at info@TheRadRecyclers.com

Teton County Idaho

208-354-8780

Idaho Fish & Game

208-525-7290

Lauren Wendt Game Officer