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SPRING 2026





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Kevin Helmick

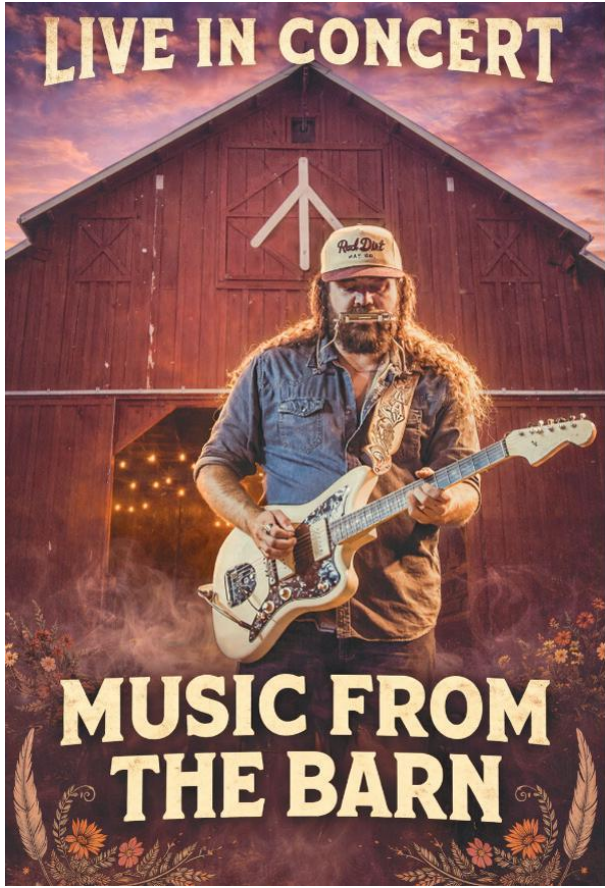
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1. Source: <https://www.scotsmanguide.com/rankings/top-mortgage-lenders/2025-top-retail-lenders/>. 2. Buy Side from WSJ - 2023 Source: <https://apps.hud.gov/pub/chums/f17fvc/F17FVCY-20231001.txt>. 3. 2024 calendar year data from Zonda | This information is not intended to be an indication of loan qualification, loan approval or commitment to lend. Loans are subject to credit and property approval. Not all products available in all areas. Other limitations apply. Rates, terms and availability of programs are subject to change without notice. | loanDepot.com, LLC is not acting on behalf of or at the direction of HUD/FHA, the U.S. Dept. of Veterans Affairs, the U.S. military or federal government. | This information is not intended to be an indication of loan qualification, loan approval or commitment to lend. Loans are subject to credit and property approval. Not all products available in all areas. Other limitations apply. Rates, terms and availability of programs are subject to change without notice. | loanDepot.com, LLC, 6561 Irvine Center Drive, Irvine, CA 92618. All rights reserved. NMLS #174457 (<http://www.nmlsconsumeraccess.org>) AZ: Mortgage Banker 0911092. CA: Department of Financial Protection and Innovation under the California Residential Mortgage Lending Act CRMLA 4131040. WA: Washington Consumer Loan Company License No. CL-174457. Also licensed in: AK, AR, FL, ID, NV, OR, SC, and TX. (031126 439116-3213)

ART OF LIVING EVENTS

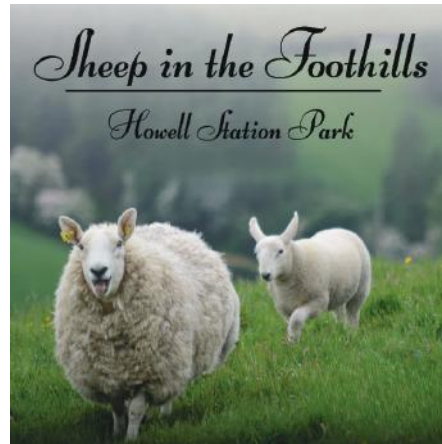


There's an "Avimor App" for that!



If you have not yet downloaded it, it's easy to do. Just go to your app store, search for "Avimor" and download it. There is a wealth of information literally at your fingertips there, including current, new & future events. As activities and events are confirmed they are uploaded to the app and available for you to add to your calendar. Check back often to see what's new!

Check the Avimor App for more details about these events and all other Avimor Art of Living activities.



UPCOMING EVENTS		
April 4 10 AM - 1 PM	Avimor Farmer's Market April - October	Gather Brewing Parking Lot
May 9 10 AM - 3 PM	Sheep in the Foothills	Howell Station Park
May 22 9:30 AM - 3 PM	Blood Drive	Avimor Community Center
June 6 10 AM - 3 PM	Avimor Homemade Goods Bazaar	Avimor Community Center
June 20 5 PM - 9 PM	Music From the Barn	Howell Station Park



ACTIVITIES	
<ul style="list-style-type: none"> • BOB Swimming Lessons • Skyhawks Youth Sports • Martial Arts Classes 	<ul style="list-style-type: none"> • Community Center Groups • Avimor Kids Social Club Events
Check the Avimor App for Dates and Times!	



Coffee with Kim

By Kim Holland



Meet Georgia Romero

Sometimes a place enters your life exactly when you need it most. For Georgia, Avimor became more than just a neighborhood. It became a fresh start, a daily source of beauty, and a community that gently helped her find her footing again.

Georgia grew up in Los Angeles before moving to Lake Arrowhead for her high school years. It was there that she met and married her high school sweetheart, John. They built a beautiful life together in Laguna Niguel, California, raising two children and sharing 40 years of marriage before John's passing in 2021.

Professionally, Georgia built an impressive career in real estate. She earned her license in her late twenties and went on to specialize in new construction sales, focusing on high rise communities in downtown San Diego and Long Beach. It was a fast-paced and demanding job, but she loved it. At one point she managed 84 homes in escrow at the same time, a number that still makes my head spin. She remained in the industry until 2018, when she chose to retire so she could devote more time to her grandchildren.

Idaho first became part of the story when one of Georgia's daughters, along with her husband and two children, made the move. Georgia came out to visit and quickly fell in love with Avimor. She found the perfect home on Burnt Car and decided this was where she wanted to be. Being close to her daughter and grandchildren in Boise was a gift, but the lifestyle here sealed the deal.

Georgia has embraced Avimor life wholeheartedly. She hikes every single morning, rain or shine, with her dog Boomer, covering miles on the trails and soaking in the views. She has joined Mah Jong and Bunco, dabbles in pickleball, and makes weekly trips to Boise to spend time with her daughter's family. She also volunteers faithfully at the Meridian Food Bank, giving back to the broader community in a meaningful way.

Recently, when she felt it was time to downsize, Georgia never considered leaving Avimor. She chose to stay, finding a new home here that she absolutely loves. She's over the moon about the gorgeous views she wakes up to each day and is excited to bring one of her long-planned home projects to life in 2026.

Meet The Fraziers

After sitting down with Jack and MaryLu for a hot drink, I can confidently say they are some of the nicest people I have ever met. I was a bit surprised when I saw them walk into the coffee shop with a sleeping baby in tow. It turns out they had offered to babysit so a young mom at their church could attend a last minute job interview. They're just those kinds of people. The kind whose generosity is so genuine, you might actually take them up on a favor when you're in a rut.

MaryLu was born in Idaho Falls, Jack in San Diego, both to military families. Trading places on the map not long after, Jack grew up in Idaho Falls (and later Arizona) and MaryLu in southern California. Jack's father served in the Navy, while MaryLu's served in the Air Force.

Jack joined the Navy right after high school and earned his bachelor's degree in business during his 10 years of service. He then transitioned into civil service, spending 20 years in the nuclear power field. When COVID hit in 2020 and life in Washington began shifting, they felt ready for a change. During that strange season when the world felt shut down, the unexpected gift of extra time allowed them to go into discovery mode. Since moving to anywhere in the U.S. was an option, they began imagining the possibilities. With strong Idaho roots, Avimor eventually rose to the top of the list. They've been enjoying their home in Avimor since the spring of 2025.

MaryLu earned her master's degree in social work from the University of Utah and has worked in clinical social work for the past 25 years. When they made the move to Idaho last year, she was offered a position at the highly coveted Boise VA. She works with veterans and families living with dementia and also maintains a small private practice where she serves patients remotely. If you're interested in learning how the VA can help you or a loved one facing dementia, MaryLu is a wonderful resource and welcomes you to reach out to her directly at marylu.frazier@va.gov.

With their three sons grown and out of the house, they've had time to explore new routines and hobbies. Jack has long enjoyed playing the guitar and writing music. I'm tempted to track down a clip of his old college country band, "Trucks and Beer!" Something tells me the Jack sitting across from me today has evolved a bit since then. These days, he focuses on writing and playing Christian rock and even has a few published songs. He's also taken up rock hounding and enjoys hiking throughout the Treasure Valley in search of new discoveries.

MaryLu spends much of her free time volunteering at their church, where she teaches and mentors young women ages 11-18 as they navigate their teenage years. She also writes and delivers talks to the congregation when asked. She says she's gotten over her fear of public speaking, but I have a feeling we might not be able to find Jack if he were ever asked to do the same. (I'm right there with you, Jack. Let's run!) They're looking forward to a church history tour in the summer of 2026, traveling to several states over the course of two weeks to learn more about the history of the Church of Jesus Christ of Latter Day Saints.



Kim is a longtime Avimor resident, wife, mother of two, and your local Avimor realtor with Homes of Idaho. She can be reached at kimsellsboise@gmail.com or 208-559-2842.



Meet Phillip Smith

As Dr. Kane, Head of School of Idaho Novus Classical Academy, pulled into Avimor with Philip in tow, the scenery nearly took his breath away. As they made their way to the future site of the school, Philip couldn't believe what he was seeing. The idea of living and working in a community like this felt almost too good to be true. Saying yes to becoming one of the two fifth grade teachers for the inaugural year of Idaho Novus Classical Academy was an easy decision.

Let's rewind a bit to see how Philip got here.

Philip grew up in Visalia, California, and moved to Fresno for college in the early 2000's. His original plan was law enforcement, and he followed through. After majoring in psychology, he moved to Sacramento and trained with the highway patrol right out of college. During this experience, Philip felt a different calling and changed career paths to education, a family tradition. He returned to his alma mater to earn his teaching credentials and, after graduating, began teaching. When an opportunity to work in the curriculum department at his well-established school district came open, he jumped at the chance and later worked in district administration overseeing their new teacher program.

He met his wife, Jennifer, on a blind date in college. A mutual friend set them up over their shared love of rockabilly country music. They'll be celebrating their 14th anniversary soon and have two children, Levi (7) and Elsie (2.5). Jennifer runs the Avimor Kids Social Club, so be sure to check out their Facebook page for all kinds of fun activities for the littles.

A few years ago, Philip started looking for a way to connect with Hillsdale-affiliated schools. When he heard about the launch of Idaho Novus Classical Academy in Avimor, he knew he had to explore it. He traveled to Idaho and shadowed a fifth grade class at Idaho Novus's sister school in Fruitland, Treasure Valley Classical Academy. After seeing both the school site and the Avimor community, he was all in. With the thoughtful help of Avimor sales agent John Rogers, the Smith family found the perfect home and made the move. Philip feels lucky every day to live and work in such a beautiful and growing community.

I know what you're thinking, did I ask about the trademark chops? I absolutely did.

Philip definitely has a strong personal style, and yes, it is inspired by the rockabilly music scene. If you are not familiar, rockabilly blends early rock and roll with country music and has roots in the 1950s. It is as much about the look as the sound. Think cuffed jeans, clean boots, bold reds, whites, and blacks, vintage patterns, and classic, well-groomed hairstyles. And of course, pompadours. Philip used to rock one himself, which really feels like something we need photo evidence of.

When he is not teaching fifth graders or spending time with his family, Philip loves catching live music of all kinds. He is also a hobby writer. He is currently working on a historical fiction series for teenage boys, inspired in part by his involvement with Trail Life USA, a Christian outdoor organization similar to Boy Scouts that focuses on leadership, character, and outdoor adventure. His goal is to write stories that resonate with young men and reflect the kind of courage and conviction he values.

We are so glad the Smith family said yes to Avimor, and I have a feeling their impact here is just getting started.



Meet Sue Peck

As soon as Sue tells me she was an elementary school teacher, I can see it. You just know her classroom was the kind of place where kids felt safe to be themselves, ask questions, and maybe even have fun along the way.

Sue was born in New York, but spent her childhood and beyond in Burnsville, Minnesota. She was an avid tennis player growing up and went on to play at the collegiate level for the University of Montana. After earning her bachelor's degree in elementary education, she headed to Arizona for her first teaching job, coincidentally at the same elementary school her future husband had attended as a child.

Sue taught fourth through sixth grade in the public school systems for 31 years. Over time, she mastered the art of keeping kids engaged. She did this by blending strong teaching skills with a sense of humor, even if it was cheesy at times. She used to joke that she was part entertainer/part educator, but it worked...so she kept on. Puns became a staple in her classroom, especially during math lessons. One of her favorites? Sending the kids to stand in the corner of the room and asking, "Is it hot in here...? Because this corner is 90 degrees!"

Sue and her husband, Matt, raised three children together: daughters Katie and Erica, and their son, Christopher. Katie was the first to make the move to Idaho with her husband, and Sue and Matt's first grandchild, Avery. Wanting to be close to her daughter's growing family, Sue and Matt visited Avimor, fell in love with the community, and built a beautiful home in The Cove. Now they get to see their daughter's family often, and Sue hasn't given up hope of convincing the other two children to follow.

The trails were another major draw to Avimor. Sue is a dedicated hiker, heading out nearly every day the weather cooperates, and logging four to six miles at a time. What I found most fascinating is that she doesn't listen to music or podcasts. For her, hiking is a quiet time; just Sue, her dog, and space to reflect and unwind. Over the years, she has had five bear encounters! Beyond the trails, what has meant the most to Sue and Matt are the friendships they have built in The Cove. Their neighbors have become close friends, the kind you celebrate holidays with and see regularly without needing a special reason. Those relationships have made the community feel welcoming, comfortable, and truly special to them.

Looking ahead, Sue and Matt are excited for Avery to welcome her first sibling this April. Sue's family will be traveling to Kauai for a Celebration of Life to honor both of her parents. She is looking forward to celebrating her parents in this special way at their favorite destination. And of course, they'll continue their longtime tradition of spending time in Island Park, Idaho, a place they've returned to year after year for decades. Having a beer along the Henry Fork River at The Trout Hunter (a favorite restaurant in Island Park) is one of the simple pleasures she looks forward to every year.

80

in the slow lane

Turning eighty anywhere is an accomplishment but reaching that milestone while living in Avimor is a true blessing. I've lived a lot of places in my life and times. I was there for the Summer of Love in San Francisco. I've hung out in Paris in the sixties. I spent thirty-five years in the wine country of Northern California. I have lived long and well and been one of the luckiest guys you'll ever meet.

But nothing beats Avimor.

The ground is sacred. The sound of silence offers no echo from the busy city below. We are detached in the best possible way.

Never have I felt more purposely placed than I do now. My wife Jan feels the same way. We often just stand in our beautiful home and smile at each other. After over fifty years together we are no longer striving for a better quality of life. We have arrived and we know it. We are spoiled and we love it. When people ask where we live we are proud to say Avimor.

We are the elderly living our best life.

When an individual reaches a certain age they have earned the right to peace and quiet. I no longer have the desire to

interview others as I did in a previous life as a big city journalist. I now respect your boundaries and politely request that you honor mine. I love you all, but from a distance. When I gather with my friends for Mah Jongg every other week, we do not speak of the troubles of the world. We do not discuss the turmoil beyond Avimor. We gather in our spacious community center with a collective purpose.

To play the game at hand with joy.

Mah Jongg is a meditation that grounds us in the moment. It is a game that requires an almost mystical presence. We play the good tiles and the bad tiles with equal consideration. We quickly learn that destiny can change with a single draw. We are grateful for the Jokers and relish positive combinations. The call of Mah Jongg rings out with glee. The room fills with laughter and gentle teasing.

Someone has won while others weep.

But even the defeated are enjoying themselves.

Once I arrived in Avimor I was embraced by a new way of thinking. Love and respect rose up in my heart. I found myself no longer kicking the can down

the road. I AM not seeking an unknown path.

I AM on the freeway of Now.

Mark Twain once wrote about aging.

“Do not complain about growing old. It is a privilege denied to many.”

Getting up in years affords you the opportunity to let go of the past and quit fearing the future. Time has become precious and fretting about things that will quickly fade in the rear view mirror becomes a waste of valuable energy.

The elderly display a grace forced upon them by diminished capacity. It is no longer possible to dice an apple while frying an egg. Intense focus becomes the meditation that gets us through the day. Gone is Yoga in the shower. We soap carefully. We towel with affection for our wrinkles. Our tired old bodies seek caressing.

And soothing the soul is what Avimor is all about.

There is a mystical stillness surrounding

our community. The sun comes up lovingly. Dawn is a silent prayer. The foothills cradle us.

The promise of a new day is fully felt.

Words cannot convey the spirit of Avimor. Our blessings are not something we take for granted. Quiet peaceful days afford us the opportunity to live in grace.

If you reach eighty and can still love life, you are a noble survivor. If you can still walk the dog, make your own bed and drive the car, be eternally grateful for your endurance.

When you encounter love, return it.

Do not seek what you already have. Do not look for trouble in paradise.

Amor Fati, dear friends. Love your fate.



**BILL
ENGLISH**

Bill English is an award winning journalist and former writer for the San Francisco Chronicle. His novels include The Cultivator, The Find, and Forgotten Strokes. He lives in Avimor with his wife Jan.

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Spring Reset

Autophagy and Intermittent Fasting

As spring arrives, many of us feel the urge to clean out closets, open windows, and reset our routines. But what about resetting your body? One of the simplest, most powerful ways to support your health this season is through intermittent fasting paired with mineral-rich bone broth and fresh green juice. This gentle approach gives your digestive system a break while nourishing your body at the cellular level.

Simple Bone Broth Recipe: Ingredients:

- 2-3 lbs grass-fed beef bones or pastured chicken bones
- 1 tbsp apple cider vinegar
- 1 onion, 2 carrots, 2 celery stalks
- 1 tsp sea salt
- Water to cover

Simmer 12-24 hours. Strain and store in the refrigerator up to 5 days. Enjoy 1 cup during your fasting window if needed.

Spring Green Juice Recipe Ingredients:

- 1 cucumber
- 2 celery stalks
- 1 handful spinach or kale
- 1 green apple
- Juice of ½ lemon
- 1 small piece fresh ginger

Fresh Green Juice

A green juice made with vegetables, green apple, and lemon provides antioxidants, phytonutrients, and liver-supportive compounds while keeping sugar low. Juice and enjoy fresh. This is best consumed during your eating window. Green vegetables contain chlorophyll, vitamin C, potassium, and plant compounds that support detoxification pathways in the liver. Lemon enhances bile flow and digestion, while green apple adds just enough natural sweetness.



Dr. Rosie Main, DC, CFMP
MainHealthSolutions.com

Why Intermittent Fasting?

Intermittent fasting (IF) simply means cycling between periods of eating and not eating. A common and sustainable approach is the 16:8 method — fasting for 16 hours overnight and eating within an 8-hour window.

During the fasting period, insulin levels drop, allowing your body to shift from burning sugar to burning stored fat for energy. More importantly, fasting activates a powerful cellular process called autophagy.

What Is Autophagy?

Autophagy (meaning “self-eating”) is your body’s built-in cellular recycling system. When you fast long enough for insulin to drop and glycogen stores to deplete, your cells begin cleaning out damaged proteins, dysfunctional mitochondria, and cellular debris. Think of it as spring cleaning for your cells. Research suggests autophagy plays a role in reducing inflammation, supporting metabolic health, enhancing mitochondrial function, promoting longevity, and improving insulin sensitivity. While longer fasts may stimulate more autophagy, even consistent overnight fasting can support this natural repair process.

Why Bone Broth During a Fast?

A spring reset does not have to be extreme. Many people do well with a modified fast that includes bone broth. Bone broth provides collagen and amino acids (glycine, proline), electrolytes and minerals, gut-supportive compounds, and gentle protein without spiking insulin significantly. It helps maintain hydration, supports the gut lining, and makes fasting more sustainable — especially for active individuals.

A Gentle Spring Plan

Try this simple reset for 2-4 weeks:

- Stop eating after dinner (7-8 pm)
- Fast overnight
- Break your fast with nutrient-dense whole foods
- Use bone broth if needed
- Add green juice during your eating window

Spring is a time of renewal. By combining intermittent fasting with nourishing broth and vibrant greens, you give your body space to

repair, reset, and thrive.

Avimor Academy:

Opening May 11, 2026

We are excited to share that **Avimor Academy** will officially open its doors on **May 11, 2026**, bringing a high-quality early learning experience to families in the Avimor community and surrounding areas.

Our new, purpose-built center is designed to serve children from **six weeks through fifth grade**, offering a warm, engaging environment where children can learn, grow, and thrive each day.

A Thoughtfully Designed Early Learning Experience

At Avimor Academy, we believe early childhood is one of the most important stages of development. Our program focuses on nurturing the **whole child**—supporting physical health, emotional well-being, social development, and a lifelong love of learning.

Each classroom is intentionally designed to support age-appropriate learning through hands-on experiences, structured routines, and meaningful play. Children benefit from a consistent daily rhythm that includes learning activities, outdoor time, and opportunities to build friendships and confidence.

We also prioritize strong communication with families through the **Playground app**, allowing parents to stay connected throughout the day with updates, photos, and messaging with their child's teachers.

Programs Designed for Modern Families

Avimor Academy offers a variety of flexible program options to meet the needs of today's families, including:

- Full-day care for infants through Pre-K
- Before/after school care and no-school day care for school aged children attending Idaho Novus Classical Academy
- Summer Camp for any school aged child ages kindergarten – 5th grade
- Part-time schedule options for families seeking fewer days of care each week

Our full-day programs include **nutritious meals, engaging curriculum, and care for up to 12 hours per day**, providing both convenience and consistency for working families.

Safety You Can Feel Confident In

Your child's safety is our highest priority. Our center is equipped with multiple layers of security, including controlled building access, visitor screening, and campus-wide camera monitoring.

Our team also follows strict health and safety protocols, conducts regular emergency drills, and maintains a clean, well-maintained environment to ensure children are protected and supported every day.

A True Partnership with Families

We believe that families are a child's first and most important teachers. At Avimor Academy, we are committed to

building strong, respectful partnerships with every family we serve. From daily communication to family events and ongoing collaboration, our goal is to create a community where families feel informed, supported, and confident in their childcare decision.



Meet Our Center Director

As Avimor Academy prepares to open its doors, leadership of the center will be guided by Center Director Morgan Perry, whose professional background and personal passion for early childhood education bring tremendous strength to the program.

Morgan Perry brings a blend of professional expertise, heartfelt compassion, and strong leadership to her role as Director at Avimor Academy. With a Bachelor of Science in Child and Family Services and diverse experience supporting children and families in educational, therapeutic, and residential settings, Morgan is deeply committed to nurturing both child development and meaningful family partnerships.

Interest in Half-Day Preschool (2026–2027 School Year)

We are currently building an inquiry list of families who may be interested in **half-day preschool options for the 2026–2027 school year**.

Families who are interested in this type of schedule are strongly encouraged to reach out and be added to our list. This information will help guide future decisions regarding classroom setup and potential staffing as we evaluate demand within our community.

Now Enrolling for May 2026

Early enrollment is now open, and we are actively connecting with families who are planning ahead for care in 2026 and beyond.

We invite you to visit **www.avimoracademy.com** to learn more, join our inquiry list, or connect with our team directly.

We can't wait to welcome your family to Avimor Academy—where children are supported, families are valued, and every day is filled with learning, growth, and connection.



Understanding "Dooring"

Why it's so Dangerous for Bicyclists

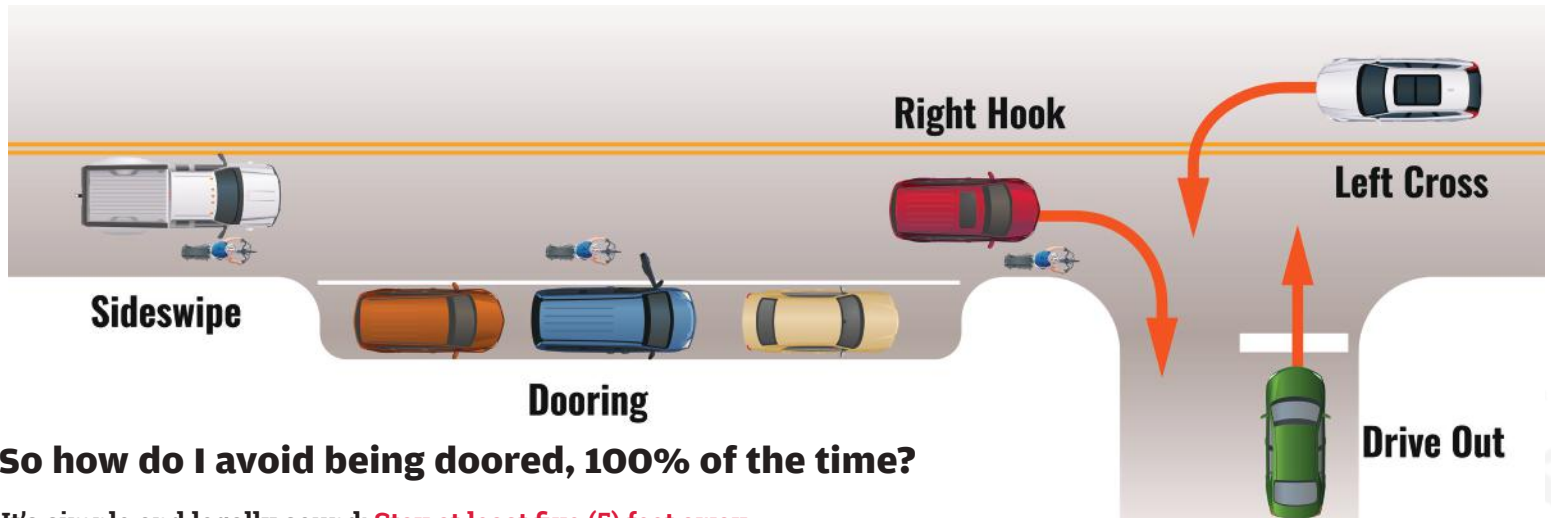
by Clint Sandusky, Avimor resident

Dooring happens when a parked vehicle's door swings open into the path of a bicyclist. It's not just the physical impact that's dangerous -- the sudden surprise or startle can cause a rider to swerve into moving traffic. That combination is why dooring crashes can cause severe injury or even death for bicyclists - especially those riding faster, heavy, and at times least nimble electric-assisted bicycles.

The **Door Zone** includes two separate parts:

- **Strike Zone:** The physical reach and contact with the door
- **Startle Zone:** The space (minimum 1 ft; varies by individual) where a sudden door opening could cause a bicyclist to swerve.

Illustration courtesy of CyclingSavvy



So how do I avoid being doored, 100% of the time?

It's simple and legally sound: **Stay at least five (5) feet away from parked vehicles -- whether there is a marked bicycle lane or not.** The below illustration also shows bicyclists' best defense for the other common motorists-caused bike crashes (Sideswipe, Right Hook, Left Cross, and Drive out).

I understand that choosing to leave the right-hand edge of the roadway -- to avoid the door zone -- by taking control of the general purpose travel lane depends on a bicyclist's comfort, knowledge, experience, and skill level. From a legal standpoint, a bicyclist certainly has the right to do so under **Idaho Statute 49 717 - Position on the Highway.**

Clint retired in 2016 after a 24-year career in law enforcement, serving with both the Los Angeles County Sheriff's Department and the Riverside Community College District Police Departments (RCCDPD). During his tenure at RCCDPD, he was a dedicated bike officer for many years. Clint was a CA POST-certified Bike Patrol Instructor for 30 years and has been an active member of the International Police Bike Association (IPMBA) since 1994, where he also served in the past as an instructor. He is a certified Cycling in Traffic Expert from CyclingSavvy.

In retirement, Clint continues to share his expertise by presenting and instructing on electric bicycle use to law enforcement and other public safety agencies, including at the national level with IPMBA, and to the community. He has authored numerous articles on e-bike use and safety, cycling in traffic, and bicycle patrol topics. He can be reached at clint.sandusky@gmail.com.



Additional Resources

- Google "Essentials Door Zone" video on Vimeo
- Google "The Real Door Zone Tragedy" article from CyclingSavvy
- For more information on CyclingSavvy and its industry leading online resources and courses, visit: <https://cyclingsavvy.org>.

If you choose to leave the right-hand edge of the roadway, you MUST do so safely and legally. This requires:

- Planning your move in advance
- Checking for and yielding to overtaking traffic by looking over your shoulder and/or using a mirror -- looking over your shoulder is best method
- Using a proper hand signal
- Moving laterally into the travel lane only when it is clear and safe to do so

Get Your Landscape Ready for the Season

Spring Prep Checklist



CLEAN UP

Grab your rake and start by removing leaves and debris that have accumulated over the winter. This will help prevent mold or mildew from forming and will give your lawn and garden a fresh, clean start.

Spring is when we lay the foundation for a vibrant and thriving landscape all season long. Happy gardening!



PRUNE

Check your shrubs, trees, and perennials for any dead, damaged, or diseased growth and prune them away. This will encourage healthy new growth and prevent pests from making a home in the old, weakened parts of the plants. It's also a good time to trim back any overgrown hedges or bushes to maintain their shape.



AERATE

Doing some extra work now will help prep your lawn to cope with the harshness of our summer heat. Now is a great time to aerate if needed, helping to stimulate root growth and deliver oxygen to plant roots. If your grass is looking a bit thin, overseeding can help thicken the lawn and protect against impending weeds.



FERTILIZE

Loosen the soil in your garden beds with a rake or hoe, breaking up any clumps. Add compost or organic matter to improve soil fertility and texture, creating a better environment for plants to grow.

We highly recommended amending your soil at this time of year to give your plants the nutrients they need throughout the season. If going with a synthetic fertilizer, try a slow-release granular fertilizer with a balanced N-P-K ratio. Don't be tempted to overfertilize though, as this can actually harm your plants and leach excess nutrients into waterways.

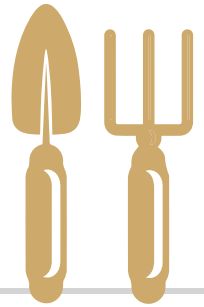
If you want to try something organic, use compost or worm castings, which will slowly release nutrients into the soil and you won't run the risk of burning your plants if you apply too much.



5

ADJUST

Before the warmer months hit, make sure your irrigation system is functioning properly. Check hoses, sprinklers, and drip systems for leaks or clogs, and replace any damaged parts. Ensure rock mulch is not piled up against plant stems, as this can block airflow, trap moisture, and promote rot or disease. Gently pull the mulch back a few inches from the base of your plants.



6

BEGIN!

For those eager to see color, early spring flowers like pansies, daffodils, and tulips can be planted as soon as the ground is workable. If you have perennials, now is a great time to divide and transplant them, giving them a fresh start for the season.

	spring			summer			fall			winter		
	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB
TURF CARE												
Mowing, Trimming & Blowing												
Turf Application (5)												
Turf Insecticide												
Aeration												
TREE CARE												
Tree Pruning												
Dormant Oil												
Tree & Shrub Insect Control (2)												
Deep Root Feed												
Bronze Birch Borer												
Lilac Ash Borer												
Ash Tree Aphid Control												
PLANTER BEDS												
Shrub Cleanup												
Pre-Emergent												
Post-Emergent (11)												
Shrub Fertilizer												
IRRIGATION												
Spring Activation												
Management												
Blow Out Winterization												

KIM HOLLAND, YOUR AVIMOR EXPERT.



Why choose me to sell your Avimor home?

1

Avimor Is my entire focus

I live here, work here, and pay close attention to the Avimor resale market. I have a large Avimor network and I am frequently in contact with Avimor buyers.

2

Detailed knowledge

From lot sizes to phases to the master plan, I know the nuances that add value to each home.

3

Hands-on, personal attention

The sale of your home is important to me. Vacant homes will be monitored to be show-ready at all times. I'm just down the street to meet buyers, refill flyers,, pull weeds, vacuum, whatever is needed.

4

Open houses and marketing

You can count on multiple open houses as well as social media marketing to our Eagle community, Avimor community, and foothills neighbors.

5

Quick communication

With my focus solely on Avimor, I am highly in-tune with each listing--prioritizing check-ins, updates, and quick responses.

6

Connected and informed

I maintain close ties with the Avimor sales office and HOA manager, as well as attend monthly Avimor meetings where I'm updated on Avimor's new construction and commercial plans.

Sheep in the Foothills:

A Celebration of Agriculture & Community

On May 9, the Idaho Wool Growers Association, in partnership with Avimor and the Idaho Rangeland Resource Commission, will host Sheep in the Foothills, a one-of-a-kind celebration of rural life, agriculture, and the region's deep connections to the sheep industry at the Howell Station Event Center. Set against the stunning background of the foothills, this event brings together locals and visitors alike for a fun-filled day of family-friendly activities, educational experiences, and a chance to learn about the rich history of sheep ranching in Idaho.

Sheep in the Foothills is not just an event; it's a celebration of the traditions that have shaped the community for generations. For attendees, it offers an opportunity to engage with the region's agricultural roots, taking a look at a day in the life of sheep producers, while making memories and having fun. From demonstrations to hands-on activities, this event highlights the vital role that sheep production plays in Idaho's history and economy.

Fun For All

From 10 a.m. to 3 p.m., attendees can see sheep being shorn, working dog demonstrations, taste-test lamb, explore an educational kid's zone, and shop sheep, lamb, and wool products from local sheep producers.

One of the attractions attendees can look forward to is the sheep shearing demonstration. Visitors can watch skilled shearers in action, expertly trimming the wool from the sheep in a process that is as much an art as it is a vital part of sheep production. These demonstrations provide a fascinating look at how wool is harvested, offering insight into the sustainable practices that keep this craft alive. For those interested in wool itself, there will be demonstrations on wool spinning and weaving.

In addition to the farming-focused attractions, Sheep in the Foothills will have local artisans and vendors, with a wide variety of booths showcasing handmade goods, crafts, and locally sourced lamb. Enjoy locally created products while supporting Idaho sheep, lamb, and wool producers.

Children and families will find plenty to enjoy as well. Educational booths with interactive activities aimed at educating young minds about the joys of rural life and sheep farming will also be available. These hands-on experiences foster a connection to the land and animals that many may not get the chance to encounter or experience.

For the foodies, Sheep in the Foothills will offer a lamb taste-testing, showcasing the delicious and nutritious flavor profile. Whether you are a lamb lover or trying it for the first time, this is an opportunity to indulge in one of the healthiest, and delicious, red meat proteins.

New This Year

After a successful event in 2025, the Idaho Wool Growers Association is excited to bring this event back and bigger than before. This year's festivities will include a working sheep dog demonstration, a kids zone activity station, a scavenger hunt and fun hike into the foothills, and a Farm to Table Dinner featuring local lamb.

Confirmed for this year is a border collie and trainer showcasing the skills of a working dog moving sheep from one place to another. The duo will be working sheep all day. Watch them exhibit their skills and teamwork and ask the expert any questions you may have.

Get out on the trails and explore our public lands with the scavenger hunt and fun hike. Starting at the Howell Station Event Center, participants will hit the trail, stopping at check points along the way to learn about various topics including plant identification, good stewardship principles, what to do if you come across a guard dog, and more. This is free and non-timed event, with no registration required. Participants can begin at any time during the event and take their time as they explore the lands that make Idaho, Idaho.

The kids zone will feature a hands-on activity- planting a flower in a pot, using wool pellets! Did you know wool can protect and enhance your garden soil? Wool is a completely organic material, easily breaking down and releasing soil amending nitrogen in the process. Wool is also highly water absorbent, reducing overall water usage and helping regulate the moisture content of the soil. Wool pellets are a pelleted form of raw wool, great for potted plants. Just in time for Mother's Day, this activity will have you digging into the world of wool and its many uses. Supplies are limited, so get there early!

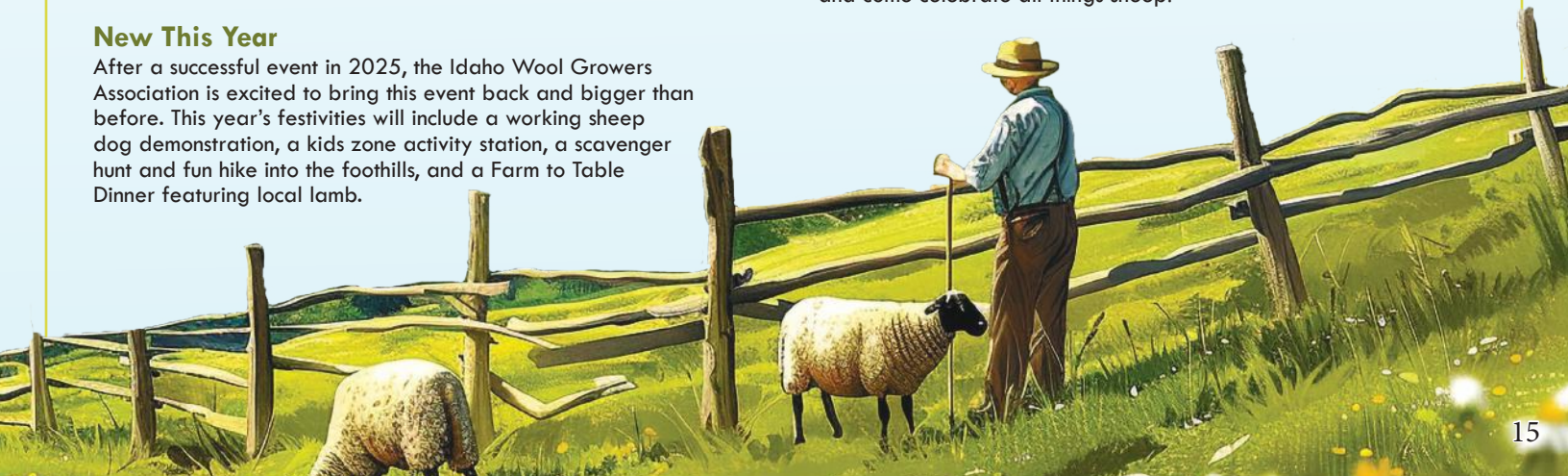
Finally, the evening of Friday May 8, a farm to table dinner will be hosted at the Howell Station Event Center featuring a multi course dinner with local, Idaho lamb from Boise River Lamb. More details about the dinner and how to buy tickets will be available on our website, www.sheepinthefoothills.com, shortly.

Going Back to Its Roots

Avimor wasn't always a housing development in the vast Boise Foothills. The 23,000 acres have a long and vast history of ranching and grazing on the range. The McLeod family purchased the property in 1916 and began to operate a sheep and cattle ranch known as the Spring Valley Ranch. In early 2000, the McLeod family decided to develop the Spring Valley Ranch and build a place that would sustain future generations for years to come. Today, Avimor encompasses 1000 single-family homes on 2000 acres. Over 60% of the community is preserved as open space. They have made a commitment to preserving open spaces and developing trails to encourage both residents and the public alike to recreate on public lands. They have also made the use of public lands for multispecies grazing a priority for the hills surrounding their community.

Each spring, the hills surrounding Avimor are covered in sheep, leisurely grazing in the warm spring sunshine. Sheep in the Foothills highlights the collaboration and commitment between Avimor and Idaho's sheep industry and celebrates the rich heritage in a day full of fun, learning, and connection to the land.

Whether you're a long-time resident or visiting the area for the first time, Sheep in the Foothills promises to be a memorable day for all ages. It's a chance to connect with the community, learn about the importance of agriculture, and enjoy the breathtaking scenery the Boise foothills are known for. Mark your calendars for May 9, 2026, and come celebrate all things sheep!





We are finally just a few short weeks away from opening the doors to Gather Brewing.

We've been hard at work revitalizing the location, making some necessary repairs and improvements, hiring our launch team, and getting everything ready for opening. More than anything, we've been focused on making the space feel inviting for the community. At Gather, we believe people come first. Creating an atmosphere where everyone feels welcome, relaxed, and comfortable just being themselves is a priority for us.

We brew all of our beers in house, and we're excited to share that we've added eight serving tanks a new tap tower with larger capacity and another fermenter. This allows us to have more beers on tap and offer enough variety that there's truly something for everyone.

We personally love Belgian beers, so you can expect to see those on tap occasionally, along with traditional German and American styles. One of our favorite things is watching someone who "only drinks Miller Lite" try our Pilsner and then seeing their reaction. Or watching the friend who "doesn't even like beer" take a sip of a Belgian-style Tripel, pause, and say with surprise, "Oh wow... I actually love that!" And if beer isn't your thing, we've got you covered. From craft sodas to wines on tap and bottled, plus seltzers, ciders and more, we'll keep a variety of options available so everyone can find something they enjoy.

Our food program is just as intentional. We are a scratch kitchen with a focus on quality ingredients, all at an approachable price. At Gather, you can trust that the food is fresh, thoughtfully prepared, and something you'll be excited to come back for.



We'll be baking our breads in-house and building a menu that mirrors many of the favorites from our Texas location, along with monthly specials. You'll see Korean-inspired dishes influenced by Mike's time living there as a young adult. Our loaded Kimchi Brisket Fries and Korean Brisket Tacos have been guest favorites in Texas, and we can't wait to bring those to Avimor.

We also plan to be open for breakfast on the weekends, where guests can enjoy things like our seasonal mimosa flights, locally roasted coffee, and a fun start to the day with friends and family.

Outside, we've added community tables to make group and family seating easier, along with a small natural play area for kids to play while their parents visit nearby. You'll see corn hole set up, and we're planning for weekly live music and community events throughout the year.

We're here to create the space for you to connect. We want you to feel relaxed and never feel pressured or rushed. Seating is first come first serve, but we'll take reservations for parties and large groups. You can come as you are. Come alone or come with friends. Bring a game or use one of ours. Stay as long as you'd like. We mean it!

And one thing we've been asked about quite a lot... no, we won't have TVs. Not because we're against them, but because we've been very intentional about creating a space where people can connect without distractions. There are plenty of other great places to watch the game, and a growler of beer and Korean wings to-go pairs perfectly with watching the game at a neighbor's house.

We still have a few job positions open so if you're 21+ years old, passionate about hospitality and are interested in joining our team head to our website and submit your application there.

Avimor has welcomed our family with open arms, and has supported us in so many ways. We absolutely cannot wait for it to be our turn to open the doors to Gather and welcome you in.

To start, our soft opening will be for Avimor residents only, so make sure you have the app so you can be the first to hear when.

Cheers!



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THE HEART OF HOME

The rhythm of everyday life at Avimor

Some places are designed around roads and rooftops. Avimor was designed around the land.

If you have lived here for a while, you probably already feel it. Mornings start with sunlight spilling over the foothills, a walk that turns into a trail hike, or a quick ride before the day gets busy. Neighbors pass each other on the trails, coffee in hand, before heading down the hill toward Eagle or Boise.

For visitors touring the community for the first time, the open space and quiet surroundings is noticeable within minutes. The sky feels bigger. The pace feels calmer. The foothills are not just scenery here. They are part of everyday life. *That was always the intention.*

Long before the first homes were built, the vision for Avimor focused on preserving the land first and building thoughtfully around it. Today the community stretches across more than twenty thousand acres with more than fourteen thousand acres preserved as open space and over one hundred miles of connected trails.

Those trails begin right in the neighborhood, giving residents what many describe as backyard access to hiking, biking, and running routes that stretch across the surrounding ridgelines.

It is one of the things that makes Avimor feel less like a subdivision and more like a place where people truly live with the landscape.



BUILDERS SHAPING THE COMMUNITY

Avimor Homes leads the building vision within the community, creating homes designed specifically for foothills living. Their plans emphasize thoughtful layouts, energy efficiency, and architectural styles that complement the surrounding landscape.

Tresidio Homes focuses on semi custom homes with flexible layouts and personalized finishes, while **Berkeley Building** is known for modern architecture and thoughtfully designed homes with style and everyday comfort. **Tradewinds** adds distinctive craftsmanship on select homesites throughout Avimor, and the expansion of Boise County Two will introduce additional custom opportunities with **Biltmore Co.**, **Ascend Custom Homes**, and **Conner Construction**.

YOU SHOULD BE HERE

Food, Friends, and Foothills



Monday evenings in **Avimor** often mean food trucks, for an easy dinner while kids play in the nearby parks. **Hyde Perk Coffee** remains the neighborhood meeting place for morning coffee, post hike catch ups, or a quiet hour of work. **Garden Valley Family Medicine**, provides convenient primary care services right within the Avimor community. Many residents are also looking forward to the opening of **Gather Brewing**, with sunny patio lunches, a good beer, and another place to connect with neighbors.

ON THE HORIZON

Project Inclusive, developed with **SWIMBA**, is currently under construction and will introduce adaptive mountain bike trails and a new trailhead park, off of Howell Road, designed for riders and families of all abilities.

Avimor Academy, the community preschool and daycare, is expected to open in summer 2026, **Boise County Two** homes are expected to begin construction in fall 2026, where homesites follow the natural foothill terrain and capture sweeping southern views of the Owyhee Mountains. Plans include spacious streets, large lots, and custom plans.

As the community grows, the goal stays the same. Protect the land and build a place people love living in.

STAY CONNECTED



The **Avimor app** is a helpful resource for both residents and visitors. Home shoppers can view homes for sale, and an interactive trail map with route information, while residents use the app for the monthly activity calendar, announcements, and reservations.

Many social groups also coordinate through the app, including Bunco, book club, knitting, and Tai Chi. The Arts and Crafts Bazaar, held in March, June, October, and December, is another favorite community tradition

FINDING THE PERFECT HOME

Stop by the sales office and say hello. We're happy to show homes, share community highlights, and help visitors get a feel for what makes Avimor a special place to live.

John Rogers brings years of steady experience guiding buyers through the new home process. **Warren Good's** construction knowledge helps families find homes that truly fit their lifestyle, while **Asia Anderson** specializes in relocation and helping new residents picture their next chapter here.

Behind the scenes, **Paula Vittrup** keeps everything organized and running smoothly so every home closing comes together just right.



5963 Avimor Dr. Eagle, ID 83714
Phone: (208) 939-5360



AVIMOR™

ORIGIN

Story

BY JENNIFER HUSMANN

By the 1950's, Colin McLeod Sr. had enlarged Spring Valley Ranch, slowly adding thousands of acres of land in Ada, Boise and Gem Counties. Ancestral sheep and cattle husbandry practices coupled with Scottish frugality and his stalwart refusal to take a vacation, resulted in a thriving ranch operation, even through the difficult Depression Era.

Stewardship of land and investment in community were the guiding principles of the McLeod family farm. When the Great Depression settled over Boise City, the McLeods hosted community meals for local farm families that had lost their farms and their livelihood when the economy crashed. Meanwhile, Colin Sr.'s son Smokey, born in 1920, joined his dad and started a family of his own right here in the foothills that would become Avimor.

Another ancient sheepherding people trekked to the foothills with Scottish natives like Colin McLeod. The Basque region of the Iberian peninsula straddles the border of Spain and France, in a mountainous, hilly country reminiscent of the shires of Scotland—or the foothills of Avimor. Like his father, Smokey shrewdly noted the value the Basque brought to his business, and set about bringing capable young men to the foothills of Avimor to support his thriving sheep and cattle ranch.

The young Basque men who joined the McLeod family were not unlike Colin McLeod—restless, capable, unattached. They cherished the Old World yet saw something touchingly familiar in the green foothills of Avimor. More often than not, Scottish and Basque newcomers accepted work as shepherds with an established rancher and saved their earnings until they could go into business of their own. Others worked for a season or two, and then returned home with their savings.

Jaime Uranga is a nineteen-year old sheepherder from the Basque region of Spain. He arrived last year and found gainful employment at Spring Valley Ranch. He works alongside his ancestral sheepherding dogs Andorra and Navarre, Pyrenees Mountain Dogs from Jaime's home in the mountains of Northern Spain. Indeed, the McLeod family employed a Basque man with the surname Uranga between the 1950's and 1960's. Some of the names and dates below are fictional, but the details of the stories about the McLeod family and Spring Valley Ranch operations are based on author interviews with McLeod descendants.

April 25, 1956

A remote hillside near Cartwright Road below Stack Rock

My *ola*¹ is where I left it last year in this clearing where Spring Creek meets Custer Creek. I reworked some of the thatching in the roof and fortified a wall that had loosened during the winter. I'll manage fine with the Custer Creek *ola* for a few weeks until Peli and I drive the flocks up farther north when the summer's heat settles in.

A lamb wandered off at some point yesterday afternoon. Andorra

had disappeared after dinner and didn't come when I gave the signal so I knew we'd lost a sheep. I left Navarre with the flock and wandered way back down Spring Creek, and was about to turn around when I heard a low, gentle growl, and some chirping and squeaking. Andorra was all the way down in the creek bottom lying with her nose on her paws growling softly at something scurrying about in the brush close to the water. Just beyond the lamb lay motionless in the bramble, some visible blood indicating it had been struggling to untangle itself for a while. A fat marmot was minding his own business gathering some berries, chirruping busily, noticing neither Andorra nor the lamb. At the sound of my voice Andorra was at my side, but whined pleadingly in the direction of the "predator."

I was able to untangle the youngster from the snare and carried her back upstream to where the flock and Navarre napped peacefully in the warm sunshine. I cleaned up the baby and got her to drink some milk from the *ama*, who gingerly approached us as soon as she picked up her offspring's scent. By nightfall it was walking unsteadily behind *ama* shyly. I left it nestled close to her, sleeping quietly.

A founding lamb earns a night's repose.

May 15, 1956

Spring Valley Ranch

ZZZZZZZZhhhhhzzzzz . . . Again today I heard a low hum near the homestead when I stopped in for supplies. Andorra heard it too. She ran to the house and pawed at the wall curiously. She didn't seem especially alert yet she wondered what could be the source of the noise and I did too. I heard it before when I came to meet Mr. McLeod a few weeks ago for supplies. The boss didn't notice and I was too distracted to ask. Today I heard it again, and seeing Andorra react that way piqued my curiosity even more.

May 20, 1956

Spring Valley Ranch

The family will return soon from Caldwell and I want to show Mr. McLeod the flock's growth since last month. I am looking forward to another summer with the family at the homestead. Last year, Mrs. McLeod's suppers were a delicious ending to long hot days. I am usually able to procure only canned beans and potato chips for Peli and myself when we are in the hills alone with the flock. When I see Mr. McLeod's old truck rounding the hillside from the northwest I know Andorra and Navarre and I will eat *ona*² for a spell. Mrs. McLeod's meals at the white house are even more *ona*. Andorra is very funny with Suzie, the McLeod's dog, when they first meet after a season apart. When the truck pulls up and Suzie's head is hanging out the passenger window, Andorra bounds up to her and immediately growls. Suzie growls back, and then they circle one another suspiciously for a few seconds. The next instant they are up on hind legs playing and frolicking like the lambs. Navarre watches placidly. I think he thinks they are both his wives.



¹An *ola* is a shepherd's hut, a makeshift shelter in which a lone shepherd would retreat for the night close to his resting flock.

²Good, as in food, in Basque.

June 1, 1956

Spring Valley Ranch

I asked Mr. McLeod about the humming noise by the chimney of the white house. He said he'd take a look and let me know what he finds.

June 17, 1956

Spring Valley Ranch

The low, steady buzz grew as the late spring became a warm, sweetly scented early summer. Now when Andorra approaches the homestead she immediately runs to the base of the brick chimney and begins to sniff around. She doesn't even bother searching for Suzie or greeting the children. We pulled out a chink of weak siding near the chimney base and a hunk of something golden and dripping appeared. Honeycomb! Honey bees had built a huge hive inside its walls! We pulled out a few more pieces of the siding and even more golden hunks of fat, sweet, sticky sweet honeycomb dislodged.

Ona campfire pancakes for Andorra and me tonight.



July 4, 1956

Scott Mountain Lookout, Garden Valley

Elevation: 8,215 feet

A happy fourth of July birthday to Uncle Sam as Andorra, Navarre and I make our way farther north to our higher summer *ola*. We covered about twenty miles in just under a week, and as we reach the higher elevation we feel exhausted, but the cool mountain air and Alpine streams feel refreshing. It was getting too hot at Spring Valley Ranch, especially for Andorra and Navarre. Their thick coats aren't meant for summer in the American desert.

July 31, 1956

Silver Creek Plunge, north of Garden Valley

Mr. McLeod and family were at Silver Creek Plunge this weekend. They drove up for the afternoon and I was able to leave Peli with the flocks and check in and talk business with Mr. McLeod while the kids played in the creek. I had a few buckets of huckleberries to hand off to Mrs. McLeod. There's a huckleberry patch back behind where we graze the flocks that I think I'm the only one who knows about. Even Peli wasn't looking when I disappeared a few days ago with two milk buckets. I've been keeping the buckets in the flowing creek to chill them; when I handed them to Mrs. McLeod today they were as fresh and crisp as the moment I picked them.

September 1956

Fire!

We were headed back into the lowlands for the autumn wooling in Marsing, camping for the night near Spring Creek. A tiny black thread of smoke appeared toward Spring Valley Summit. We only had a few small fires last season, my first here in Idaho, so I wasn't sure what to expect. I left Navarre and Andorra with the flocks and Peli and headed back to the homestead in Mr. McLeod's truck. Patti and Sandy were on hand, as well as Mrs. McLeod, who flew out of the house with a stack of large flour sacks. We locked Suzie

in the house and all packed into Mr. McLeod's fire truck cab, kids and all, and flew up State Road 15 toward the summit.

I now understand why Mr. McLeod always keeps an extra truck with four huge containers of water in the bed. It's parked near the house, always prepared to go if smoke appears. This time, it zigzagged up the hill toward Horseshoe Bend, and we pulled off as we neared the blaze. Already flames had licked down the side of the mountain toward us. Mr. McLeod, his wife and the kids all leapt out of the cab and began to soak flour sacks and potato sacks in water from the storage tanks. I followed them. They threw the soaked fabric panels over the red flames, running into the smoke to retrieve the wet sacks and re-soak them before flying back to the blaze and smothering them again. We all worked together combatting the blaze until only a few smoldering piles of brush were left. Everyone was covered in black ash and reeked of smoke as we piled back into the truck to head back to the ranch. We were exhausted, stinking and hot— but we had succeeded in fighting the blaze.

Its strange how the hills seem so tame and friendly, until a fire breaks out and they become the enemy.

December 1956

Boise City

I am boarding for the winter in Boise City with other Euskaldunak³ at a boarding house in the big, bustling city. We left the flock to winter in Marsing and I am not needed at the ranch until the spring lambing in March. I already found work here in the city for a few months as a chimney sweep, and I expect I'll do well in that profession until I can get back out to my sheep and my hills. I badly miss my sweet Andorra already— she had to stay at the winter quarters in Marsing with Navarre. The family has returned to Caldwell for the season.

I've been thinking back on this year— on the honey and the huckleberries, on Andorra and baby lambs, on the green hills and the rushing Payetter River. I'd planned to spend only a year or two here in America, and then return with my savings to the old country. But something in my heart is telling me to stay with the McLeods, maybe putting down permanent roots here in Idaho. The American West is really a land of dreams and opportunities, and I can see why so many Euskaldunak who plan on working for just a season or two, end up never leaving.

Skilled Basque sheepherders like Jaime typically did not leave the Boise area, despite an often strong and deep tie to the Old World. Known for their fierce commitment to saving lambs, and recovering lost sheep, Basque sheepherders were in high demand among shrewd Idaho ranchers like Smokey McLeod. Indeed, many of the young men employed at Spring Valley Ranch went on to become notable livestock businessmen in their own right, settling down and marrying, making Idaho not only their livelihood, but also their forever home. Basque culture continues to thrive here in the Treasure Valley, due partly to family ranchers like Smokey McLeod who recognized their legendary expertise and unparalleled work ethic.

(The annual Basque Festival, dedicated to honoring and preserving Basque heritage in the Boise area, takes place in downtown Boise the last weekend of July.)



Mr. and Mrs. Colin McLeod



³Basque word for a person who speaks Basque; how Basque refer to themselves.

Jennifer Husmann is a historical writer originally from Florida. Her book about historical sites in her native state will be published in January 2026. She has recently joined the faculty of Idaho Novus as a sixth-grade teacher. Jennifer lives in Avimor with her husband and children.

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New to the area?

Avimor Angels

Angels and heroes love Avimor.

They are all around us. They plow the snow from our sidewalks as if by magic. Some patrol our streets assuring our protection. You can find them at Idaho Novus Classical Academy teaching children how to read with greater clarity. They may be standing right next to you at Hyde Perk Coffee Bar waiting for a Mocha.

Do not miss the blessings they bestow.

Many of these loving souls never seek recognition. They carry out their missions with silent grace. They are ordinary and extraordinary all at the same time. They reserve a part of themselves to reach out to others in a kind and caring way.

They are there when needed.

There is something in their eyes that alerts you to their presence, Without saying a word they can lift your spirits. They have a special light that brightens their surroundings.

Avimor knows the light of angel illumination.

We know a hero when we see one.

What can we do to acknowledge this loving kindness? This space aspires to spotlight the heroes among us. Not because they wish to be recognized, but because they can serve as an inspiration for our community.

Being a hero is contagious. One good deed leads to another. The lifted extend a hand to the fallen.

Have you been saved by someone special? Do you know a hero? Do you need a hero? Are you yourself a hero? Let us all use this space to cast a light on the people who have made a difference. Sometimes the help arrives suddenly and without warning. On other occasions the aid is steady and reoccurring.

Tell us your stories in your own words. Thank those who have blessed you with a written message. Hero nominations can be sent to ARTOFLIVING@AVIMOR.COM



SPRING
2026
ACTIVITIES



AVIMOR™
COMMUNITY CENTER



WEEKLY
CLASSES
& GROUPS



MONDAY

Water Aerobics 7:00-7:45A
Pati · 208-713-3581 · pati.stewart@yahoo.com

Water Aerobics 8:00-8:45A
Sharil · 208-921-9715 · stbd143@outlook.com

Tai Chi w/ Gloria 9:00-9:45A
707-628-7712

Mah Jongg (1st & 3rd Mondays) 1:00P
Sylvia · 801-244-1067

Food Truck Monday @ the Brewery 4:30-6:30P

TUESDAY

Lap Swim 5:00-9:00A
Lane marker available at front desk

Simply Stretching 9:30-10:15A
Sharil · 208-921-9715

Knitting Group w/ Vickie 1:00-3:00P
760-822-7239 · vickiedandridge@yahoo.com

Ping Pong Open Play 3:30-5:00P
Rob · 408-888-3595

WEDNESDAY

Water Aerobics 7:00-7:45A
Pati · 208-713-3581 · pati.stewart@yahoo.com

Water Aerobics 8:00-8:45A
Sharil · 208-921-9715 · stbd143@outlook.com

Tai Chi 9:00-9:45A

Book Club (2nd Wednesday) 12:00-2:00P
Maureen Rose · marose@att.net

Bunco (2nd Wednesday, \$5 to play) 7:00P
Robin Ballard · 909-816-7185 · rballard5@earthlink.net

THURSDAY

Lap Swim 5:00-9:00A
Lane marker available at front desk

Simply Stretching 9:30-10:15A
Sharil · 208-921-9715

Stamping w/ Blythe (1st & 3rd Thurs) 1:00-3:00P
209-352-1059 · blythe@stampingwithblythe.com

Hand & Foot Canasta (2nd Thurs) 2:00-4:00P
Jane Ezratty · 619-246-7152 · jane@ezratty.net

FRIDAY

Water Aerobics 7:00-7:45A
Pati · 208-713-3581 · pati.stewart@yahoo.com

Water Aerobics 8:00-8:45A
Sharil · 208-921-9715 · stbd143@outlook.com

Tai Chi w/ Gloria 9:30-10:15A
707-628-7712

Creative Movement (18mo-6yrs) 10:45-11:15A
Elizabeth Barreto · 541-805-5775

SATURDAY

Lap Swim 5:00-9:00A
Lane marker available at front desk

EVENTS & RESERVATIONS

To reserve space, please complete the form at www.avimor.com/community-center and return it for approval. (Verbal reservations are not accepted) Fees and deposits are due once approved. For questions, call 208-917-8454.

Check the current class schedule at the Avimor Community Center. Some activities may include a fee—contact the listed instructor for details. For more info about these and other Avimor Art of Living activities, visit the Avimor App.

ONGOING KIDS & FAMILY PROGRAMS *Contact for days and times*

Kids Swimming Lessons (Fall & Winter)
Bob Swim · bobswimco.com
info@bobswimco.com

Kids Dance Classes
StudioMove · studiomoveboise.com
studiomoveboise@gmail.com

Yamashita Martial Arts
(Kids & Adults)
Kelly Tovey · 951-285-8974

BUILDING NEW HOMES IN AVIMOR

and a special home filled with Hope.



HOME OF HOPE

Crafted with Purpose | Benefiting Rays for Rare

6613 N Good Dr, Eagle • 3 Beds | 2 Bath | 1,802 Sq Ft • Coming Summer 2026

This special Tresidio home is being built with purpose — 100% of the proceeds will benefit Rays for Rare supporting families with medically fragile children. We're grateful to our team, trades, and partners who helped make this meaningful project possible.

Together, we're building a home that gives back.

Explore our Avimor home designs — choose a home ready for quick move-in or build from the ground up and personalize every detail through our design process.



**NEW HOMESITES
AVAILABLE NOW!**

Tresidio.com



**TRESIDIO
HOMES**

Start your new home journey today.

Speak with an online concierge
today 208.917.7500

Crafted for the Idaho Landscape. Timeless in Every Setting.

Conner
CONSTRUCTION



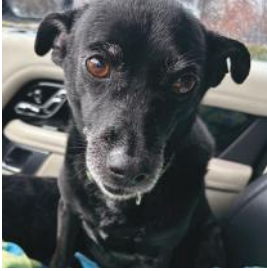
Conner Construction brings refined craftsmanship and modern livability to Boise's most sought-after settings. Now building on a limited collection of premier view homesites in Avimor. Custom homes are also available on your lot.
Discover what custom truly means.

Denise Thiry Realtor®
denisethiry.com
denisethiry.realestate@gmail.com
208.850.6778
connerconstructionidaho.com



MEET YOUR NEIGHBORS

HERE ARE SOME OF THE MOST LOVED AVIMOR RESIDENTS



Ace



Chloe



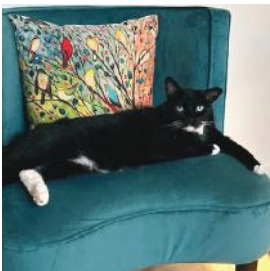
Dany



Ellie



Elsie



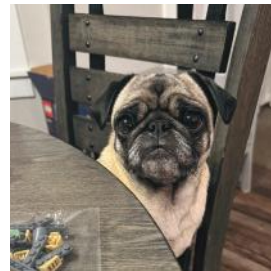
Emma



Fred



Gibbs



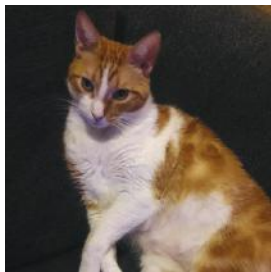
Gracie



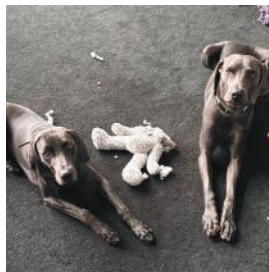
Halo & Hooper



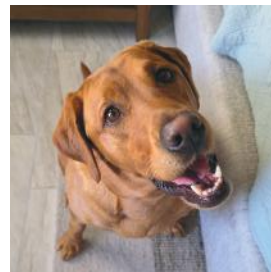
Henry



Jake



Kai & Donny



Koda



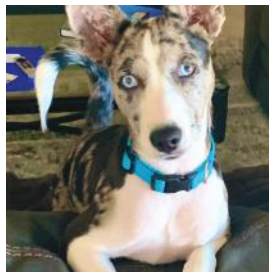
Koji & Sumi



Lexi



Maggie Mae



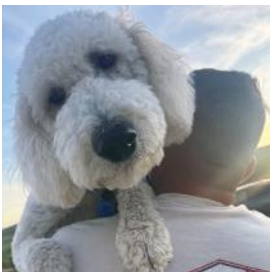
Nya



Rip & Sage



Sage



Thor



Tiddy

Thank you to all of our dog and cat owners who submitted photos of their beloved pets.

If you haven't sent yours yet, please send them to artofliving@avimor.com for future issues.

Avimor

Farmers

Market.





There's something quietly magical about a farmers market done with intention. This summer, our neighborhood market isn't just a place to shop, it's a place to slow down, connect, and rediscover what it means to truly nourish ourselves and our community.

We've thoughtfully curated a market that celebrates local food in its purest, most vibrant form. Here, you'll find growers who harvest at peak ripeness, bakers who rise before the sun, and makers who pour care into every small batch. It's not about rushing through a checklist, it's about wandering, tasting, asking questions, and building relationships with the people behind your food.

Our vision is simple but meaningful: to create a space where residents can source most of what they need for the week directly from local producers. Fresh vegetables, pasture-raised meats, seasonal fruits, handmade breads, and thoughtfully crafted pantry staples, each item tells a story of place, care, and intention. Alongside the food, you'll also discover "food-adjacent" goods like natural skincare, herbal remedies, and handcrafted home products, all rooted in clean, simple local ingredients.

This is a market designed to feel good, unhurried, welcoming, and full of small joys. Kids with sticky fingers from fresh fruit, neighbors catching up over coffee, the smell of herbs and flowers in the air. It's the kind of experience that reminds us how good it feels to be part of something local and alive.

Shopping this way isn't just about what's on your plate, it's about supporting farmers, reducing food miles, and investing in the health of your family and your community. Every purchase is a small vote for quality, sustainability, and connection.

So come linger a little longer this summer. Bring a bag, bring a friend, and come see how good it feels to shop with intention. **Every Saturday April- October 10am- 1pm** held at the **Gather Brewing** parking lot. Come see us opening Day **April 4th** and stay tuned to the Avimor App and **@avimorfarmersmarket** on insta for updates including specials and discounts offered weekly. For questions about the market please feel free to reach out to the market coordinator, Jennifer at chef@wildfoodskitchen.com

Meet the makers:

While there will be a rotating schedule throughout the summer, meet some of the makers kicking off April with us.

- **Wild Foods Kitchen:** Chef and herbalist owned gourmet organic gluten free food company and bakery with botanical teas, and infusions.
- **Bar Snake Beef:** 3rd generation local pastured grass-fed beef ranch based in New Plymouth Idaho.
- **Mothership Farms:** a small farm located in Emmet selling pastured pork, chicken and eggs
- **Sweet Water Syrups:** Gourmet coffee, mocktail and cocktail syrup company made with clean natural ingredients based in Eagle Idaho.
- **Clean Living by Judith Raye:** Clean Organic spice blends and rubs based out of Star Idaho.
- **Crust and Crumble by Emma:** Sourdough breads and sweet treats
- **Apothec 208 Honey:** Herbal infused local honey blends
- **The Bubbs:** salon quality clean organic hair and skin care lines
- **Fauna/Flora naturals:** tallow-based skin care created out of a mama's journey with her baby's eczema prone skin.

A New Standard in Early Education Is Coming to Avimor. ✦

Avimor Academy is a purposefully designed early learning center built for families who expect more.

We combine strong academic foundations, developmentally appropriate practice, modern communication tools, and structured daily routines to build confident, capable learners from infancy through elementary.



Avimor Academy

Programs

- Infants • Toddlers • Twos
- Preschool & Pre-K
- Accelerated Pre-K
- Before & After School (Idaho Novus Classical Academy)
- Summer Camp (K - 5th)

2, 3, or 5-day options available

Early Enrollment Is Now Open

- Families are securing placement for our May 2026 opening.
- Now accepting enrollments for the 2026-2027 school year.
- Join our priority list or begin the enrollment process today.
- Summer Camp space is limited.

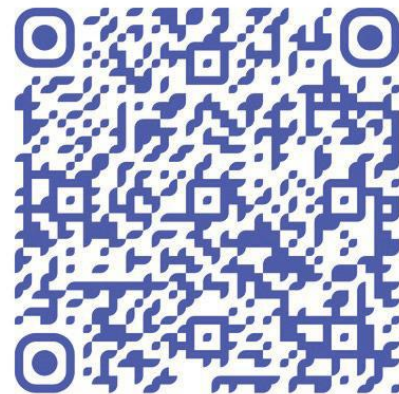


Built For Families Who...

- Value strong curriculum and communication
- Want consistency and structure
- Expect safety, transparency, and professionalism
- Understand early childhood sets the foundation for life



- ✓ Join Our Priority Interest List
- ✓ Request Program & Tuition Information
- ✓ Secure Your Child's Spot for 2026



Classical Education for Idaho

By Dr. Vincent Kane

For many years, the culture of our nation has been obsessed with the “wave of the future,” much to the detriment of school children and families. Classical education is better described as a wave of the past and it is exactly what Idaho needs.

Rather than emphasizing college and career preparation or other vocational aims, classical education champions the character and intellectual capacity of its students. Classical educators see their students for who they truly are: the next generation of citizens, spouses, parents, friends, and neighbors. In the tradition of Aristotle and the ancient Greeks, we acknowledge that the decisions students make determine the sort of human beings they will become. Consequently, we spread the gospel of good habit formation and moral virtue to twenty first century students and families. There is no other model of education available outside the home that is so thoroughly concerned with the sort of people children are going to become, as opposed to the kind of jobs they will be capable of fulfilling.

While public school enrollment declines, demand for classical education continues to increase. Many families have begun to recognize that the prevailing progressive model of education offers little of value to their children due to its extreme emphasis on college and career preparation and the extent to which it has become intertwined with social causes and politics at the expense of actual education. When K-12 schools graduate students who cannot read, write, or engage in mathematical problem solving at a high level, but who fully understand the partisan controversies of the day, something is terribly wrong. Classical educators remember that the political

and religious controversies of today are best navigated by families, not schools. We haven’t forgotten that parents are a higher authority than educators, so we honor mothers, fathers, and grandparents through our work.

Idaho Novus Classical Academy is still young, but interest in our model is already extremely high. Schools like ours offer a true partnership with families, rooted in an understanding that parents are the first and primary teacher of the child. We offer a rigorous, teacher-led academic program rooted in the Western and American traditions with a balanced curriculum that rejects specialization. Novus is an American classical academy, which means we provide all the hallmarks of a classical education, paired with a rugged commitment to forming future citizens who uphold the ideals of our country’s founding and promote the continuation of our American experiment. This form of education demands more from everyone involved than what is available in any other public school, but those who have committed themselves to it already see the fruits of their labor, which has galvanized community support.

Unlike many schools today, we administer a comprehensive annual parent satisfaction survey that takes approximately 30-minutes to complete. Our response rate is tremendous, encompassing nearly all our parent community. In 2025, 95.88% of families expressed satisfaction with the education their children receive at Idaho Novus Classical Academy and 2.94% offered a neutral response. In 2026, 97.45% expressed satisfaction and 1.28% offered a neutral response. I wholeheartedly believe that these extraordinary figures reflect a high degree of trust and the reality that parents are looking for an unapologetic commitment to the basics. In an educational landscape full of buzzwords,



acronyms, and reckless innovation, we provide an educational option where nothing supersedes the “Three Rs” and our unwavering commitment to character development.

The best news I can offer to Idaho parents is that American classical education may be coming to your community. Idaho Novus Classical Academy is part of a federation of schools united under the banner of American Classical Schools of Idaho. Next fall, there will be schools in Fruitland, Eagle, Kuna, and Bonners Ferry. In 2027, a school will open in Heyburn, and there are founding groups active in Boise, Priest River, Blaine County, Rexburg, and other locations. There is also a team beginning to explore how American classical education could be offered to families in homeschool environments where brick-and-mortar charter schools are not yet available. It won’t be long before American classical education is so widespread in Idaho that any family who wants their children to be classically educated can access it at no cost.

Dr. Vincent Kane is the Founding Head of School at Idaho Novus Classical Academy in the Avimor Community of Eagle, Idaho. He has spent the totality of his career in pursuit of better educational options for American families, first as a civics teacher and eventually as a school leader. He holds three graduate degrees, including a doctorate in entrepreneurial leadership in education from Johns Hopkins University.



**IDAHO NOVUS
CLASSICAL ACADEMY**



FIRE RESISTANT LANDSCAPES

BY AVIMOR CONSERVATION DIRECTOR CHARLIE BAUN

Landscape Design Principles

A fire-resistant landscape is a well-designed landscape that not only protects your home, but also provides wildlife and is lovely to look at and live in. Most outdoor living is done in the first 30-foot adjacent to structures. Flaming brands and embers can easily lodge in cracks and crevices and are a common source of structure ignition. Hardscaping is the non-living aspects of your landscape, such as mulch, walls and sidewalks. The principles of fire-resistant landscaping focus on how landscape components work together to protect structures.

Your lawn furniture is fuel.

Flammable outdoor items, such as wicker or wooden patio furniture, cushions, doormats, window boxes and planters, garbage cans without lids and BBQ propane tanks are all places where embers can land and start a fire. Designate an enclosed storage area to store these items when wildfire threatens. Park boats, campers, and recreational vehicles in enclosed areas, or securely cover and move them away from structures.

Use hardscapes to break up continuous fuels.

Non-flammable hardscapes, such as rock walls, dry riverbeds, sidewalks, and driveways function as firebreaks by breaking up areas of fuel. Rock can provide a natural-looking, low-maintenance and water-efficient mulch as well as a fire-resistant buffer zone.

A watered, maintained lawn is a Firewise lawn.

Fire can move extremely fast through tall, dry grass and dead vegetation. Islands of vegetation surrounded by an appropriately watered lawn are a good design choice. Maintain landscapes with regular irrigation, mowing, pruning, raking, weeding and dead plant removal.

Group fire resistant plant materials in islands.

How plant materials are arranged is just as important as species. Plants grouped in islands surrounded by non-flammable materials, such as rock mulch, rock boulders, or a rock wall are great examples of how landscape elements can work together to create breaks between fuels.

Choose mulch wisely.

Mulch is a great way to control weeds and retain soil moisture, but flammable materials such as bark represent a huge fire risk. Rock can provide a natural-looking, low-maintenance, water-efficient mulch, as well as a fire-resistant buffer zone.

Move firewood well away from homes or other structures.

Piles of firewood can generate intense heat and long flame lengths when ignited, easily spreading fire to adjacent vegetation and nearby structures. During the fire season, store firewood at least 30-feet from structures and fuel tanks. Locate propane tanks on a nonflammable surface at least 30-feet away from structures as well and enclose them with nonflammable fencing.

Provide adequate spacing between trees and shrubs.

Limb trees 6- to 10-feet from the ground. If the tree is still quite young, only limb up by 1/3 of the height. Create space between trees and shrubs. Remove tree limbs closer than 10-feet from chimneys and power lines and any touching the house or other structures.

Remove ladder fuels.

The term "ladder fuels" describes a plant structure that allows fire to climb from ground fuels to the canopies of large trees via a ladder-like configuration of flammable vegetation. By pruning limbs up and off the ground and removing shrubs under trees, you prevent ground fires from becoming dangerous, fast-moving crown fires.

Protect your outdoor recreational vehicles and equipment too.

Vehicles and recreational equipment are often a source of ignition. The open bed of a pickup truck, uncovered boats and open windows on campers are perfect catchments for flaming brands and embers. Store recreational equipment in enclosed areas or cover them securely to prevent ignition from flying brands and embers.

REMEMBER:

• **Seasonal Trail Closures** – these are still in effect until April 1. Use of seasonally- closed trails can adversely affect wildlife populations, including increased big game mortality and nest abandonment.

• **Wet Trails** – Please stay off wet rails. Use of wet trails creates ruts, increases erosion, and reduces the use and longevity of trails. This requires resources to fix these trails that could otherwise be used to build new trails or fix existing trails that need repairs.

• **All dogs are to be on leash on all core trails** – all dogs must always be on leash on internal trails (See Avimor Maps) and all Avimor common areas at all times. Dogs may be off leash only during specific times in designated Avimor parks and outside the Avimor core between May 1 and Nov 1.

• **We will be reaching out to residents to conduct Home Assessments.** These can be initial assessment (new homes or homes that were not done previously) or 5-year audits (assessed every 5-years to address changes over time). We will also be sending out requests to do home assessments on internal lots that have high-risk features (significant fuels or high-risk structures).

• **We will be doing our annual trail day on May 2, 2026.** We will be cleaning trails, building a bridge, doing sign reviews and placements, and others general trail work. Avimor will host a BBQ for all participants.

• **Control Invasive and Noxious Weeds** – It is the responsibility of homeowners to control invasive and noxious weeds on their property (Idaho Code - Title 22, Chapter 24). In addition to the adverse impacts these species have on native plants and wildlife, many of these species increase the amount and connectivity of fuels putting their, and their neighbors' homes at risk. If there are noxious weeds outside their yards they can use the Avimor app to identify and report Noxious Weeds. If reported they will be controlled.

For more information and Firewise Garden Photos go to: idahofirewise.org



HOME IGNITION ZONE CHECKLIST

SIMPLE STEPS FROM ROOF TO FOUNDATION TO MAKE A HOME SAFER FROM EMBERS AND RADIANT HEAT

- Clean roofs and gutters of dead leaves, debris and pine needles that could catch embers
- Replace or repair any loose or missing shingles or roof tiles to prevent ember penetration
- Reduce embers that could pass through vents in the eaves by installing 1/8 inch metal mesh screening
- Clean debris from exterior attic vents and install 1/8 inch metal mesh screening to reduce embers
- Repair or replace damaged or loose window screens and any broken windows
- Screen or box-in areas below patios and decks with wire mesh to prevent debris and combustible materials from accumulating
- Move any flammable material away from wall exteriors - mulch, flammable plants, leaves and needles, firewood piles - anything that can burn
- Remove anything stored underneath decks or porches

VISIT [FIREWISE.ORG](https://firewise.org) FOR MORE DETAILS

Image by NFPA, with funding from USDA Forest Service

Avimor Business Directory of Listings

Business	Name	Phone	Email
ADRIA LILLY Handmade Natural Soaps & Skincare	Adriane DeKalb	971-803-1870	adrialillysoap@gmail.com
Aesthetics by Alli	Alli Godfrey	208-629-4147	
Aiden's Handyman Business	Aiden Niehaus	214-973-3660	
Amy Gatherum Allstate Agency	Sharon Summers	208-202-3012	sharonsummers@allstate.com
Art By Davina Parypa	Davina Parypa	208-991-6114	davinaparypastudio@gmail.com
Assistance By Sadie	Sadie Bonnette	208-371-3821	
Authentic Handyman	Don Cook	208-713-9463	doncook1@protonmail.com
Avimor Chiropractic & Optimal Health	Dr. Rosie Main, DC, CFMP	208-859-6170	rjmaindc@yahoo.com
Avimor Pet Care & Dog Boarding	Julie Petrie	208-801-3325	idahodianjules@gmail.com
Boise Bike Academy	Carter Edmiston	208-718-1242	info@boisebikeacademy.com
Brandon C. Peters Training & Nutrition	Brandon Peters	818-640-7245	brandon@bcfit.com
Bria's Bundles	Bria Baker	208-900-8970	
Brooke's Book Club	Brooke Henson	970-214-0679	brooke@brookesbookclub.com
Burlingame Lawn Care	David Burlingame	559-799-8804	david@hientropy.io
Business Consulting	Emerson LaMacchio		timlamacchio@outlook.com
Cabi	Jodie Clark	951-757-2123	jodie@uniquesolutions.us
Calhoun Tractor Services	Brett Calhoun	208-781-2213	calhountractorservices@gmail.com
Capital Eleven	Dillon Ludlow	208-490-6989	dillon@capitaleleven.com
Care 'N Create	Karyn A Morrison	208-900-8837	carencreate@gmail.com
ChasIdaho Real Estate	Jason Blanton	208-271-6174	Jblanton@ChasIdaho.com
Coldwell Banker Tomlinson	Tim Johnson	208-484-1763	tjohnson@cbboise.com
Crowfoot Range, Inc.	Bill Godfrey		admin@crowfootrangeinc.com
Cruise Planners	Verena Bailey	208-999-6699	verena.bailey@cruiseplanners.com
Custom Made By Us	Nathan & Jodie Clark	986-213-4900 ext. 704	nate@custommadebyus.com
Dailey Insurance Exchange & Dailey Real Estate	Joseph & Luisa Dailey		joseph@daileyinsuranceandrealstate.com
Delux LED	Jason Weaver	805-358-0196	jweaver@deluxleds.com
Donna's Home Made Dog Food	Donna Calderon	951-973-2133	sewtosuit@aol.com
Dr. Lindsey Friedman LAC DACM	Dr. Lindsey Friedman	760-505-7848	friedman.acu@gmail.com
Dwell Inspect Idaho	Kevin Robins	208-391-2131	info@dwellinspectidaho.com
Essential Bodywear	Lisa Atkinson	208-400-0028	
Fabrications by Vickie	Vickie Dandridge	760-822-7239	vickiedandridge@yahoo.com
Finance: Classy	John Rogacki		jrogacki@gmail.com
Full Service Dog Grooming	Rosie Burlingame	559-274-8347	rosiecburlingame@gmail.com
GDD Photography	Gwen Drake	208-912-5070	gddphotography@gmail.com
GRC Consulting	Greg Ritter	951-704-0696	sharksdef@hotmail.com
Hair Design, Styling and Care by Sherry	Sherry Bayley	951-970-9761	S.bayley@verizon.net
HD Home Solutions	Brian Halford	208-969-9241	brian@satellitehomesolutions.com
HK Investigations	Sharon Kerbow & Brenda Harrington	208-939-0464	bherrington1@gmail.com
Home Body Organization & Design	Desiree Bernesque	208-906-7090	homebodyorganizationanddesign@gmail.com
Home Shed	Sam Meador	208-505-1161	homeshedidaho@gmail.com
Homes of Idaho	Ron Vidergar	913-515-7786	agentronvidergar@gmail.com

Business	Name	Phone	Email
Huckleberry Sue	Susan Vrazel	208-703-6935	susan@huckleberrysue.com
Idaho Rides	Julian Machuca	208-703-3443	info@idahorides.com
Idaho Roots Candles	Rebecca McGee	208-994-2585	customerservice@idahorootscandles.com
Independent Pampered Chef Consultant	Cathryn Hutchinson	916-715-7072	chutch2178@gmail.com
J9 Designs	Janine Kirk	530-906-4778	j9kirk@yahoo.com
Kelly Hebert Photography	Kelly Hebert	208-559-1654	kellyhebertphotography@gmail.com
L.M. Pane Photography	Lisa Marie Pane	208-391-3760	lisa@lmpanephotography.com
Ladybug Cleaners	Lori Short	208-440-4040	lori@ladybugcleaners.org
Lexi Howard, CDFA, CFP	Lexi Howard	208-991-2280	lexi.howard@wfadvisors.com
Lightscape Imagery	Michael Wells	760-822-7238	mikew@lightscapeimagery.com
Lisa's Quilty Treasures	Lisa Atkinson	208-400-0028	
Live Well Bodyworks	Jennifer Pickens	727-423-7533	livewellbody@gmail.com
Luminaire Smart Homes	David Foster	208-781-8301	david@boisesmarthomes.com
Mary Kay	Julia Orser	509-945-0990	rjorseryakima@msn.com
Momentum Roasting Co.	Kevin Campbell, Kyle Crawford		info@momentumroasting.com
Mordecai Katz Handyman	Mordecai Katz	986-888-0129	
More K9 Please	Julie Juell	208-793-1623	morek9please@gmail.com
Papercraft Classes	Sue Meadows	208-284-5230	dameadowsfam@gmail.com
Pati's Fitness and Lifestyle Coach	Pati Stewart	208-713-3581	pati.stewart@yahoo.com
Pet Sitting & Dog Boarding - Julie Petrie	Julie Petrie	208-801-3325	idahodianjules@gmail.com
Phoenix Rising Fitness (Life Coach)	Wendy Myers	971-707-0910	Contact@phoenixrising.fitness
Piano Lessons	Laurie Bankhead	208-550-1570	laurie_bankhead@icloud.com
Postal Annex	Paula Falconieri	208-938-2860	pa3038@postalannex.com
Primerica Life Insurance	David Greer	208 519-8888	
Psychologist	Nancy Lachapelle	310-375-4633	nancylachapellephd.com
Realtor	Kim Holland	208-559-2842	kimsellsboise@gmail.com
Sew to Suit	Donna Calderon	951-973-2133	sewtosuit@aol.com
Silvercreek Realty Group	Bill Re	208-724-0205	bill@billre.com
StampingWithBlythe	Blythe Klipple	209-352-1059	blythe@stampingwithblythe.com
Starlights, Inc.	Jason Weaver	805-358-0196	
Streams Edge Mobil	Derek and Shantel O'Toole	208-938-2446	
Streams Edge Realty	Sabrina Chambosse	208-995-4100	sabrina@streamsedgerealty.com
Studio Peridot	Renee Burnett	208-606-1984	
Swim with Morgan	Morgan McFarland	619-840-9165	morganmcfarlandfitness@gmail.com
The Rifle Guru	Jeff Ostrom	208-484-1791	
Trail Side Tails	Myckie Colet	208-590-1278	trailsidetailspetcare.com
Treasure Valley Prostate Cancer Support	Darrell Wilson	707-628-5901	dngwilson@yahoo.com
Trinity Remodeling	Johnny Oronoz	562-458-4201	johnnyoronoz@yahoo.com
Unify Mind Body	Myckie Colet	208.590.1278	truucore@gmail.com
UniQue ImAging Art Therapy & Photo Therapy Techniques	Cynthia Wilson PhD, ATR-BC	208-656-2003	UniQue.ImAging@yahoo.com
Unique Solutions	Nathan Clark	208-542-5422	nathan@uniquesolutions.us
W Chauffeurs	Mark Bollinger	208-891-6156	markbollinger@gmail.com
Weathered and Whimsy Adventures in Barnwood Birdhouses	Vickie Dandridge	760-822-7239	vickiedandridge@yahoo.com
Wendy's Pet Grooming	Wendy Peruse	928-830-8620	
Woodlab	David Gosse	208-793-0007	hello@woodlab.co
Young Living Essential Oils	Sylvia Haendiges	208-340-9341	sylviah222@gmail.com



THE POWELL GROUP
— IDAHO REAL ESTATE —

Spring in Avimor is Here

Thinking About Your Next Move?

As we head into the Spring and early Summer market, we want to take a moment to say Thank You to our Avimor neighbors. The trust you've placed in us—whether buying, selling, or simply asking questions—means everything to us.

This time of year, we start to see more homes come to market, more buyers actively looking, and more opportunities for sellers to stand out. And here in Avimor, demand continues to be strong for homes that are well-prepared and strategically priced. If you've been even slightly thinking about selling, this is the season where timing and strategy matter most.

When you see our signs throughout the community, it's not just a sign in the yard—it's a full strategy behind it. From cinematic video and drone marketing to targeted exposure reaching buyers both locally and out of state, we focus on positioning your home to sell quickly and for top dollar.

Let our 40+ years of combined real estate experience guide you, our clients, through every step with a concierge approach—whether you're moving up, downsizing, or relocating. Even if a move isn't on your radar just yet, we're always happy to be a resource.

Curious what your home is worth right now?
Wondering how the Avimor market is shifting this Spring?

Let's connect.

Stop by one of our upcoming Open Houses or meet us for coffee at Hyde Perk—we'd love to catch up and share what we're seeing in the market.

Kirsten & Rick Powell

Call/Text: 208.757.7667



BUILDING LUXURY, CRAFTING LEGACY.



EXPERTISE YOU CAN TRUST



AWARD WINNING CRAFTSMANSHIP



BESPOKE DESIGN & BUILD



SEAMLESS PROJECT MANAGEMENT



UNCOMPROMISING QUALITY

Bring your vision & dream to life in *Avimor*

Tradewinds BECUASE NOT ALL "CUSTOM" IS EQUAL.
General Contracting Inc.



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Preparing for a Safer Avimor

As spring arrives, it's the perfect time to get your property ready for the season and reduce wildfire risks. By following Firewise landscaping principles, you can protect your home and contribute to a safer, more fire-resilient community.

Get HOA Approval for Changes

Please remember, any landscaping changes must be approved by the HOA to ensure compliance with Firewise guidelines. Visit the Avimor website or contact the Avimor office for the Modification Submittal Form and Firewise Acknowledgment Form.

By following these steps, you're not just protecting your home—you're helping ensure a safer, more fire-resilient community for everyone in Avimor.

WHY FIREWISE LANDSCAPING MATTERS

Firewise landscaping helps create a **defensible space** around your home—an area free of combustible materials to slow or stop the spread of wildfire.



WITH THE SAGEBRUSH STEPPE SURROUNDING AVIMOR BEING HIGHLY PRONE TO WILDFIRES, IT'S ESSENTIAL FOR ALL OF US TO DO OUR PART IN MINIMIZING THE RISK.

Spring Firewise Landscaping Tips

1 Maintain Defensible Space:

Ensure there is enough space around your home to protect it from wildfire. Follow the **5-10-20 rule** to create defensible space:

- **Perennials & small ornamental grasses:**
Canopy at least 5 feet from structures at mature size.
- **Shrubs & large ornamental grasses:**
Canopy at least 10 feet away at mature size.
- **Trees:** Canopy at least 20 feet from structures at mature size.

PROPER SPACING IS KEY: Before planting, be aware of the mature size of any new plants. For example, if a perennial reaches 4 feet wide at maturity, it should be planted 7 feet from your house (adding a 2-foot radius). A shrub with a mature width of 6 feet should be planted 13 feet away, and a tree with a 20-foot mature canopy should be planted 30 feet away. This ensures that plants have enough room to grow without overcrowding, which helps maintain defensible space.

2 Irrigation and Plant Health:

Start your irrigation system and ensure plants receive enough water to stay healthy. Well-watered plants are less likely to dry out and become fire hazards. However, be careful not to overwater—saturated plants can become unhealthy and more susceptible to fire. Healthy plants have fewer dead branches and leaves, which reduces their flammability.

3 Clear Dead Vegetation & Weeds:

Spring is the perfect time to remove dead vegetation, dry plants, and weeds from your yard. These materials can act as fuel for wildfires, so clearing them out reduces fire risk and helps keep your defensible space intact.

4 Use Fire-Resistant Materials:

When working on your landscaping, consider using fire-resistant plants and non-combustible materials, like gravel, rocks, or stone. These materials can act as natural fire barriers around your home, helping to protect it from wildfire.



For more Firewise information, visit the Idaho Firewise website.

Plant Spotlight



Blue Flax

Blue Flax, a hardy perennial, flourishes in Idaho's dry, sunny landscapes. Growing 1 to 2 feet tall, this plant features slender stems topped with bright sky-blue flowers that bloom in late spring to early summer. Each flower lasts only a day, but the plant produces an abundance of blooms, creating a stunning display. Its airy, delicate form and vivid blue flowers attract pollinators while adding seasonal color and charm to gardens and naturalized areas.



Flowering Quince

This shrub comes in red, pink, orange, and white, and offers an early source of nectar and pollen for bees and other pollinators. Although the fruit produced is too bitter to eat raw, it can be made into delicious preserves or jellies, or left for birds. It provides architectural interest with tangled, dense growth, making it an excellent choice for those who want to create hedges or barriers or to train against walls and fences for a beautiful flowering display. These plants are hardy, tolerant of various soil conditions, moderately firewise, and grow well in full sun or part shade.



Eastern Redbud

The Eastern Redbud is a deciduous tree adored for its stunning spring flowers. In the spring, before the leaves emerge, clusters of rosy-pink, pea-like flowers cover the bare branches, creating a dramatic sight. The flowers are a pollen source for early bees, while butterflies and hummingbirds feed on the nectar. A hardy tree that can tolerate drought and flooding, it requires minimal pruning and fertilization, making it a low-maintenance addition to any landscape.



Let's work together

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