AVIMOR™

ART OF LIVING

FALL 2026





Turn changing seasons into new possibilities

Who We Are

loanDepot is a purpose driven nonbank lender, licensed in all 50 states and operating direct and retail business channels from multiple operational centers and 200+ local spots. Our goal is to help you realize your homeownership dreams.

BEST OVERALL MORTGAGE LENDER[1]

- **BEST MORTGAGE LENDER FOR FHA LOANS 2026[2]**
- **BEST FOR CLOSING SPEED[3]**

We Can Find The Right Loan For You

- **Purchase**
- **Refinance**
- **Home Equity**
- 300+ loan programs
- Conventional
- Jumbo
- Reverse Mortgage
- Government (FHA, VA, USDA)
- 2nd homes and investment properties
- Alternative doc, bank statements and DSCR program options

Contact me now to discuss your financing solutions and build a strategy that works best for you.



Kevin Helmick
NMLS #470444
Sales Manager
(208) 860-0007 Cell
(208) 261-7756 Fax

1290 W. Myrtle Street, Suite 410
Boise, ID 83702

khelmick@loanDepot.com
www.loanDepot.com/khelmick

loanDepot NMLS#174457

EQUAL HOUSING OPPORTUNITY

1) Source: Forbes Advisor June 2026. (https://www.forbes.com/advisor/mortgages/best-mortgage-lenders/). **2)** Source: https://www.nerdwallet.com/l/awards-mortgages-2026 **3)** Source: https://finance.yahoo.com/personal-finance/mortgages/best/mortgage-lenders/?guccounter=1. | By refinancing the existing loan, the total finance charges may be higher over the life of the loan. | 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. | 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. Oregon Mortgage Lender License ML-4972. Also licensed in: AK, AR, FL, ID, NV, OR, SC, and TX. (091126 454914-3933)

ART OF LIVING EVENTS

MARK YOUR CALENDARS

OCT. 9	GATHERFEST @ GATHER BREWING
OCT. 9	GOOD TIME CHARLIE @ GATHER BREWING
OCT. 10	GREENFLASH DUO @ GATHER BREWING
OCT. 10	AVIMOR TRAILS & OPEN SPACE DAY
OCT. 11	LIVE MUSIC @ GATHER BREWING
OCT. 16	PHILO & EDDIE @ GATHER BREWING
OCT. 17	AVIMOR FARMERS MARKET
OCT. 21	AVIMOR DEVELOPER OPEN HOUSE
OCT. 23	JAKE INECK @ GATHER BREWING
OCT. 24	AVIMOR FARMERS MARKET
OCT. 24	HARD MTB EVENT
OCT. 30	LIVE MUSIC @ GATHER BREWING
OCT. 31	AVIMOR FARMERS MARKET
OCT. 31	AVIMOR KIDS HALLOWEEN PARADE @ THE BARN
NOV. 1	AVIMOR FARMERS MARKET
NOV. 6	GREENFLASH DUO @ GATHER BREWING
NOV. 7	VETERAN'S BREAKFAST
NOV. 8	AVIMOR FARMERS MARKET
NOV. 13	GOOD TIME CHARLIE @ GATHER BREWING
NOV. 15	AVIMOR FARMERS MARKET
NOV. 18	AVIMOR DEVELOPER OPEN HOUSE
NOV. 18	ARCA HOA BOARD MEETING
NOV. 20	GREENFLASH DUO @ GATHER BREWING
NOV. 20	AVIMOR BLOOD DRIVE
NOV. 27	LIVE MUSIC @ GATHER BREWING
DEC. 4	SPENCER BATT @ GATHER BREWING
DEC. 5	AVIMOR CHRISTMAS BAZAAR
DEC. 6	AVIMOR FARMERS MARKET
DEC. 11	GREENFLASH DUO @ GATHER BREWING
DEC. 12	CHRISTMAS CHEER WITH SANTA @ GATHER BREWING
DEC. 13	AVIMOR FARMERS MARKET
DEC. 18	LIVE MUSIC @ GATHER BREWING
DEC. 20	AVIMOR FARMERS MARKET
VARIOUS DATES	AVIMOR KIDS SOCIAL CLUB 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.

Give blood.

Every 2 seconds someone in the U.S. needs blood.

American Red Cross

AVIMOR FARMERS MARKET

BOB SWIM COMPANY

SWIMMING LESSONS



YAMASHITA MARTIAL ARTS

Skyhawks BOISE

SKYHAWKS.COM/BOISE-ID

AVIMOR KIDS SOCIAL CLUB

Multiple activities are planned for the Fall & the Holidays. Check the Avimor App frequently so as not to miss out on any!



LOOKING AHEAD

Whether you're enjoying live music at Gather Brewing, a coffee from Hyde Perk Coffee House, shopping local at the Farmers Market, supporting community events, or celebrating the holidays with neighbors, there are plenty of opportunities to connect and enjoy all that Avimor has to offer this season. Always check the Avimor app for more details and to stay up to date on Avimor events & activities as well as the Avimor community calendar at Avimor.com for resident groups & clubs.

Please send your ideas, suggestions, or requests for events to the Art Of Living Director at ArtOfLiving@avimor.com.

AVIMOR
ART OF LIVING

CHOOSING CONNECTION

It has probably never been easier to stay home.

Groceries show up at the door. Dinner can too. We can work from home, shop from home, watch anything from home, and keep up with people through a screen without actually seeing them.

And honestly, most of the time staying home sounds amazing.

But I also think something gets lost when convenience becomes our default.

We started Gather because we really believe people need places that make it easier to choose the opposite. Places where you can sit down, stay awhile, run into someone you know, meet someone new, or simply get out of your own routine for a bit.

That belief is not new for us. It is one of the biggest reasons Gather exists in the first place.

What has been really cool since opening in Avimor is getting to watch people make that choice in real time.

We see families meeting up for dinner. Parents gathering after school. People holding work meetings over lunch or a beer. Neighbors forming trivia teams. Friends meeting up for bike rides, or coming in after Run Club. Sometimes people plan to meet here, and sometimes they walk in and realize half the room is already full of people they know.

None of those things are huge on their own.

But I think that is kind of the point.
Connection usually is not one big, meaningful moment.



Most of the time it is much more ordinary than that. It is texting another family and asking if they want to grab dinner. It is saying yes to trivia. It is getting out of the house even though staying home would be easier. It is sitting down for a while instead of grabbing something to go.

It is choosing connection over and over.

As business owners, Mike and I get a pretty unique perspective on all of this because we are watching it happen from behind the bar. But we are also your neighbors. We live here, we are raising our kids here, and we are making a life here too.



So when we see Gather facilitating connection like this, it means a lot to us.

We never wanted to build a place that people only came to because they needed dinner or wanted a beer. We wanted to create a place people could actually use. A place to meet friends, bring family, have a work conversation, celebrate something, or just get out of the house for a couple of hours.

That is also why we keep thinking about ways to give people more reasons to gather. Trivia, live music, themed nights, Gatherfest, Run Club, and hopefully soon, more hours during the week and weekend breakfast.

Of course, we want all of those things to be fun. But the event itself is not really the whole point.

Sometimes people just need an excuse.

A reason to text someone and say, “Want to go?”

A reason to leave the house.

A reason to be around people.

We started Gather because we believe this is what life is about.

Choosing connection. Over and over.

Showing up. Saying yes. Letting yourself be known. Making room for people in your life.

We will keep creating the reasons.

The rest is up to all of us to keep choosing to show up.

A New School Year—and a Growing Avimor Academy

There is something especially exciting about the beginning of a new school year. Fresh lesson plans are going up, classrooms are being prepared, teachers are setting goals for their students, and children are settling into routines with their friends.

At Avimor Academy, this fall feels particularly special because it marks our first official back-to-school season as part of the Avimor community—and just a few months after opening our doors, we have so much to celebrate!

Our Avimor Academy Family Is Growing

Since opening in May, our enrollment has grown significantly. New families continue to join us, additional classrooms are preparing to open, and some of our greatest advocates have become the parents already enrolled in our program.

Seeing happy families recommend Avimor Academy to their friends, neighbors, and coworkers has been one of the greatest compliments our young school could receive.

Most importantly, our classrooms are filling with exactly what we hoped they would: children learning, building friendships, gaining confidence, and having fun!

Back to School Means Back to Learning

Our Preschool and Pre-K teachers have been working incredibly hard preparing for the 2026–2027 school year.



At Avimor Academy, early education is about much more than learning letters and numbers. We focus on nurturing the whole child and supporting development across every major learning domain.

Weekly lesson plans incorporate language and literacy, early math, science and discovery, creative arts, sensory exploration, and fine and gross motor development. Children are also developing essential social-emotional skills as they learn to make friends, communicate, solve problems, follow routines, share, cooperate, and become increasingly independent.

Our teachers observe and document student growth throughout the year through developmental assessments, classroom observations, and individual student portfolios. This allows us to celebrate progress while identifying emerging skills and opportunities for continued growth.

Our goal isn't simply to prepare children academically for kindergarten. We want them to arrive confident, curious, independent, kind, and excited to learn.

Growing Our Team, Too!

Growing enrollment means we have another exciting need: more amazing teachers!

As we prepare to open additional classrooms, we're looking for early childhood educators who genuinely love working with young children and want to help us continue building something special within the Avimor community.

Our teachers are the heart of our school, and we've worked hard to create an environment where they can thrive. Team members enjoy a beautiful new facility, thoughtfully designed classrooms, quality learning materials, curriculum resources, leadership support, ongoing professional development, and opportunities to pursue additional early childhood education and certifications.

If you—or someone you know—would love a meaningful career helping young children learn and grow, we'd love to hear from you!

Supporting Our Elementary Families

Our littlest Eagles aren't the only ones heading back to school this fall!

Avimor Academy also provides before- and after-school care for children attending Idaho Novus Classical Academy and Seven Oaks Elementary School in Eagle.

For working families, the elementary school day and workday don't always line up. Our school-age program helps bridge that gap by providing children with a welcoming place to spend time before and after school.

Thank You, Avimor!

Perhaps the most rewarding part of our first few months has been watching a genuine school community begin to form.

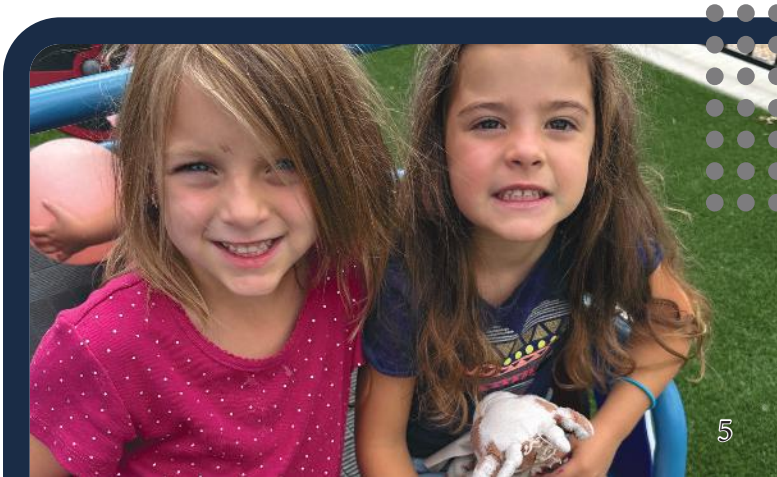
We've watched nervous children make new friends, teachers build meaningful relationships with their students, families connect with one another, and our hallways become a little busier each month.

We opened Avimor Academy with a vision of creating a place where children could grow with confidence, kindness, and curiosity and where families would feel they had a true partner in their child's early years.

To every family who has trusted our team, referred a neighbor, encouraged our teachers, or welcomed our school into this community: thank you.

We are incredibly proud of what is happening inside these classrooms—and we're even more excited about what's ahead.

Happy Fall from all of us at Avimor Academy!



FALL IS IN THE AIR

Are You thinking About Your Next Move?

THE POWELL GROUP
IDAHO REAL ESTATE
real LUXURY

As the seasons change, we're excited about the new opportunities this fall brings for Avimor buyers and sellers. To our wonderful friends and clients here in the community, "Thank You". Whether you're buying, selling, or just have a question, the trust you continue to place in us means the world.

We would love to help with your real estate needs and remain a trusted resource for you and your neighbors. Stop by one of our upcoming Open Houses or find us at Gather.

We look forward to catch up and share what we're seeing in today's ever-changing market.

SELLING A HOME? HERE IS WHAT WE BRING TO EVERY LISTING:

Cinematic Video & Drone
Aerial and walkthrough footage that stops scrollers

Professional Photography
Lighting and composition that elevates every room

Interactive 3D Tours
Let buyers explore before they ever step inside

Out-of-State Buyer Outreach
Targeted exposure to buyers actively relocating to Idaho

Social Media Marketing
Area-focused campaigns reaching both local and national audiences

Concierge Communication
You are never left wondering; we keep you informed at every step.

THIS FALL SEASON, WE KNOW TIMING MATTERS:

As your trusted team in Avimor, we continue to have our finger on the pulse for you! We are seeing buyers actively looking and the demand in Avimor remains strong for homes that are well-prepared and strategically priced. Though Fall and Winter tends to slow some, it also creates opportunities for you as a seller as there will be less competition.

If you've been even slightly thinking about selling, this is the season where strategy makes all the difference. Let's connect to help you move on with your life!



Kirsten & Rick

Call/Text: 208.757.7667
sold@powellgroupIdaho.com

SCAN ME

CERTIFIED LUXURY HOME MARKETING SPECIALIST GUILD CLHMS

AVIMOR
PROSTATE CANCER AWARENESS WALK



























Visit: www.support.zerocancer.org

CATS OR DOGS

People love to walk their dogs in Avimor.

You see them out for a stroll and you smile and wave. Such a comforting sight. The universe is heading in the right direction. Stars are aligning. No need to howl at the moon or shield our eyes from the sun.

The path is clear and well laid out. We are all happy with the arrangement. Man's best friend is getting some much needed exercise. Both master and pet are being served.

But dare to walk your cat and eyebrows loft. People whisper behind cupped hands. Something is out of kilter. Perhaps a neighbor has lost the plot. Normal people don't take their felines out for a promenade.

But why is that?

Because our furry friends come with vastly different expectations and roles.

Let me ask you something, ***are you a cat person or a dog person?***

Take a moment to mull it over.

Some of you might claim that you love all your pets equally, but is that really possible? How can we have the same affection for animals so different? Do you admire a potato and an apple in equal measure?



Methinks not.

Cats are aloof and serene. They have a royal independence that buffers their existence from the chaos of the human condition. They tend to resent a collar or masterly supervision. Cats have boundaries that they enforce with conviction. Rub a cat the wrong way and you'll get the claw.

Take a good look into a cat's eyes. They are not overly concerned with impressing you.

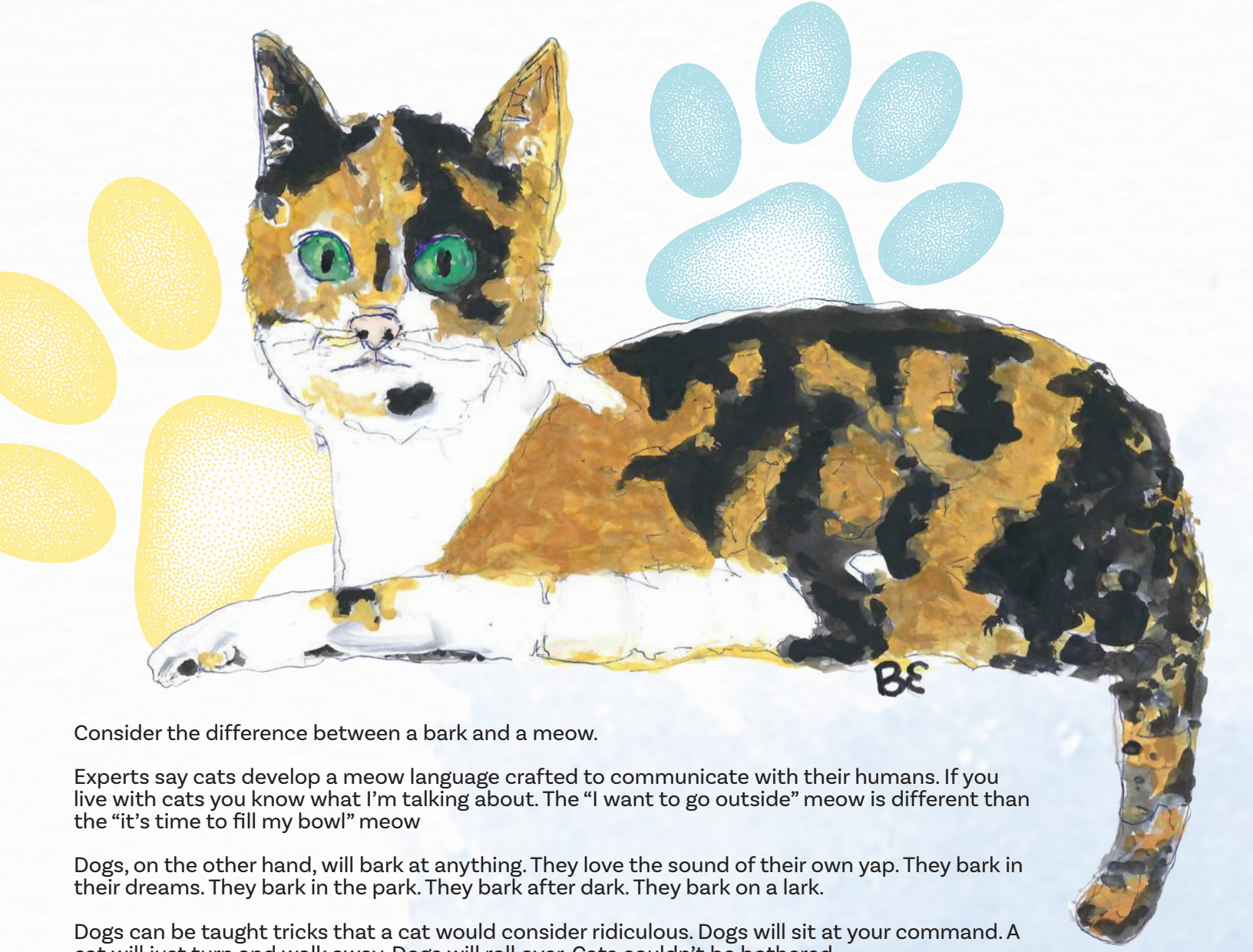
Cats will beg, but only with regal dignity. Cats fetch if they feel like it. Playtime is by appointment only. To a cat a nap is a sacred and separate reality. Don't expect a purr if you awaken her from a dream of a better world.

Dogs on the other hand are needy and desperate for attention They constantly require reassurance that they are loved. They are ubiquitous and hard to ignore. Look into your dog's fawning eyes and you'll see a mirror of pure unconditional love. Dogs are not all that mysterious. They wear their emotions like a fancy vest.

Please acknowledge me.

Cats judge. Dogs pardon.

Dogs wag their tails in wide arcs of joy, while cats thump theirs in displeasure.



Consider the difference between a bark and a meow.

Experts say cats develop a meow language crafted to communicate with their humans. If you live with cats you know what I'm talking about. The "I want to go outside" meow is different than the "it's time to fill my bowl" meow

Dogs, on the other hand, will bark at anything. They love the sound of their own yap. They bark in their dreams. They bark in the park. They bark after dark. They bark on a lark.

Dogs can be taught tricks that a cat would consider ridiculous. Dogs will sit at your command. A cat will just turn and walk away. Dogs will roll over. Cats couldn't be bothered.

One pet is obedient, the other is not.

Cats and dogs can live in the same house once the pecking order is firmly established. Cats naturally feel superior to dogs. They can easily outmaneuver a canine in most situations, but if cornered the feline knows where to strike like a Ninja. One claw to the nose and most dogs get the message.

Cats control the narrative.

Cat people accept their pet's terms and go with the flow.

Dog people make rules of submission.

You are the master of your dog, and a slave to your cat.

Cats and dogs each play their roles to perfection. We don't ask a dog to purr or a cat to bark.

When all is said and done we cannot divide our love into separate compartments. Doggy love and kitty love are all drawn from the same well.

A lick on the face, is a lick on the face, no matter the tongue.



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.

What's New in Avimor

EXCITING GROWTH AND NEW AMENITIES ON THE HORIZON

Avimor continues to evolve, bringing new amenities, recreational opportunities, and community services that enhance the lifestyle residents have come to love. From parks and community facilities to commercial development and public safety improvements, there is plenty happening throughout the community.

NEW COMMUNITY PARK TAKING SHAPE

One of the most exciting additions underway is the future McLeod Park, a large community-focused recreation area designed to serve residents of all ages. The park will feature pickleball courts, fishing ponds, basketball facilities, and expansive open space suitable for a variety of outdoor activities. Whether it's an afternoon of fishing, a pickup game, or simply enjoying the outdoors, McLeod Park is expected to become a new gathering place for the community. (The park is located near the new pickleball & basketball courts on the west side).

FIREWISE GARDEN NOW OPEN

Residents looking to create beautiful, fire-resistant landscapes can now visit Avimor's certified Firewise Garden. The demonstration garden showcases attractive plant selections that are well-suited to the region while supporting defensible space and wildfire preparedness. It offers homeowners practical inspiration for creating safer and more resilient yards. (The garden is located behind the haystack pickleball court along the walkway).



NEW COMMUNITY CENTER IN MOTION

Planning continues for a new community center that will complement the amenities residents already enjoy. The project is currently in design review and is anticipated to begin construction next year. Once completed, the facility will provide additional gathering and recreation opportunities while supporting Avimor's growing population. (The location of the new community center will be on north end of Mcleod on the north side of the haystack pickleball court).







NEW FIRE, POLICE, AND EMS STATION PLANNED

Public safety remains a key priority as the community grows. Eagle Fire Station No. 6 is currently moving through the design review process, with construction anticipated to begin next year. The new facility will house fire, police, and EMS services, improving emergency response capabilities for Avimor and surrounding areas. (The location of the fire station will be on the west side of Highway 55 near the entrance).



AVIMOR STORAGE MAKING PROGRESS

Residents will soon have access to a convenient new self-storage option. Avimor Storage is scheduled to come online soon and is already generating strong interest, with a significant portion of units reserved ahead of opening. The facility will provide secure, 24-hour access for residents needing additional storage space. Learn more or reserve your spot at avimorstorage.com. (The location will be on the west side of Highway 55 near the entrance).





IMPROVED CONNECTIVITY THROUGH THE UNDERPASS

Construction is also progressing on the community underpass, which is expected to open later this fall. The connection will make it easier for residents to safely access areas on both sides of the community and will support future commercial and recreational development. Take a drive through it when you have a few minutes.

NEW COMMERCIAL DEVELOPMENT COMING

Growth continues on Avimor's east side, where new commercial development is planned. The first phase will include three new commercial buildings designed to support shops, services, and community-oriented businesses. Over time, the area is envisioned as a walkable village center that will offer convenient destinations close to home. If you are interested in retail space, please contact Ed at edh@avimor.com. (The location of the new commercial development will be at corner of McLeod Way & Howell Road)



NEW NEIGHBORHOODS AND HOME OPPORTUNITIES

Additional residential development is underway with approximately 150 new estate-sized homesites being prepared. These larger lots will offer enhanced privacy, many backing to open space and common areas. Future neighborhoods will also include a range of housing options designed to welcome homeowners at different stages of life while maintaining the unique lifestyle that defines Avimor. Drive up and take a look and/or drop by the Avimor Sales office for details.

MORE THAN A PLACE TO LIVE

As Avimor continues to grow, its focus remains on creating a community rather than simply building homes. With expanding recreational opportunities, improved public services, new gathering spaces, and future commercial amenities, residents can look forward to an even richer lifestyle experience. Whether you're a longtime resident or new to the neighborhood, there has never been a more exciting time to be part of the Avimor community.

AVIMOR™

Questions: ArtofLiving@avimor.com

GARDEN VALLEY FAMILY MEDICINE

- SERVING AVIMOR -

Wellness Visits • Chronic Illness Management • Stitches
Minor Skin Surgery • Joint Injections • Allergy Shots • Flu Shots
Weight Loss Counseling & Treatment • Covid, Flu, & Strep Testing

WE ACCEPT MOST COMMERCIAL INSURANCES, MEDICARE, & MEDICAID

Jared Moser, PA-C



CLINIC HOURS

Monday - Thursday
8:00am - 12:00pm
1:00pm - 5:00pm

5963 W. Avimor Dr.
Suite 140
208-810-4282

We are proud to offer same-day or next-day appointments

A provider is always available by phone for any after hours emergencies

Northwest Hardscape Specialties

OUTDOOR LIVING, BUILT AROUND YOU.

- Paver patios & driveways
- Outdoor kitchens & fire pits
- Retaining walls & paver repairs

Serving Boise & the Treasure Valley



FREE NO-OBLIGATION ESTIMATES | 208-880-5851

nwhardscapespecialties.com

A HEALTHIER *Home for Fall*

Simple Ways to Reduce Everyday Toxins

Fall in Avimor is one of my favorite seasons. The crisp mornings, changing foothills and cooler evenings mean many of us begin spending more time inside our homes. That makes fall a wonderful time not only to clean and organize, but also to think about creating a healthier indoor environment.

For our family, this has become especially personal. We homeschooled our twin boys, so our home wasn't just where we slept—it was where we lived, learned, ate, exercised and spent much of our day together. And with one of our sons living with Type 1 diabetes, we became even more intentional about doing what we reasonably could to support the healthiest environment possible.

We certainly haven't done everything perfectly. But over the years I've learned that creating a healthier home isn't about fear or perfection. It's about reducing unnecessary exposures and making better choices, one step at a time.

Start With the Air You Breathe

As temperatures drop and windows stay closed, indoor air quality becomes increasingly important. Change HVAC filters regularly and consider a quality HEPA air purifier, particularly in bedrooms and high-traffic areas. When weather permits, open the windows and let that beautiful Idaho air circulate through your home.

Rethink Fall Fragrances

Pumpkin spice candles, plug-ins and scented sprays may smell like fall, but heavily fragranced products can release volatile organic compounds (VOCs). Consider reducing synthetic fragrances and choosing unscented products or simpler alternatives.

Clean Up Your Cleaning Products

You don't need a cabinet full of harsh products to keep your home clean. As products run out, look for alternatives with transparent ingredient lists and fewer unnecessary fragrances and dyes. Soap, water, baking soda and vinegar can handle many everyday cleaning jobs. Remember never to mix household chemicals unless specifically directed by the manufacturer.

Reduce Plastics in the Kitchen

One simple rule in our home is to avoid heating food in plastic whenever possible. Glass and stainless steel are excellent alternatives, especially for hot foods and beverages. Replace old, scratched plastic containers and cutting boards gradually rather than feeling like everything needs to change overnight.

Think About Your Water

Replace refrigerator and household water filters according to their recommended schedule. If you're concerned about your home's water quality, testing the water can help determine what type of filtration actually makes sense.

Don't Forget the Dust

Household dust can carry allergens and substances tracked in from outdoors. Vacuum with a HEPA-filter vacuum, damp-dust surfaces and consider making your home a shoes-off environment.

Progress, Not Perfection

Perhaps the most important advice I can give is don't become overwhelmed. You don't have to empty your house and replace everything tomorrow.

Our family's health journey has taught me that the little decisions we make consistently matter. As parents, we can't control every exposure our children encounter, nor should we live in fear of them. But we can be good stewards of our homes and health.

This fall, as you enjoy everything our beautiful Avimor community has to offer, consider making your home a little healthier too.

Your home should be a place where your family can learn, grow, rest and thrive.

Scan this QR Code to learn what kind of air filtration system we use for our home in Avimor:

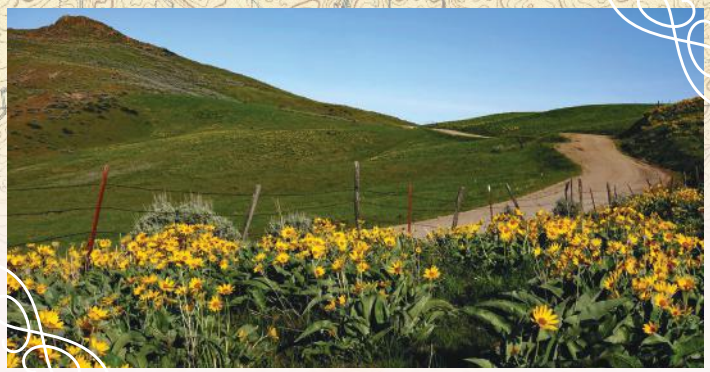
By Dr. Rosie Main, DC, CFMP | MainHealthSolutions.com



Pearl's Story
Vanished Without a Trace

By Jennifer Hussman

Part 2:



Pearlie Grace Enters the World

A baby girl was born in a rough miner's dwelling on Willow Creek in early spring of 1894. Her father and mother had moved to the area a year before. Pearlie Grace Morcom was the first baby born in the mining camp.

More changes were coming. Willow Creek Mining District was expanding into a real town, several stage lines had been re-routed from Emmett and Star, and more men and their families were arriving daily. Putting the locale on the map was the next step in establishing the new town. Dan LeVan, that laid-off railroad man who had claimed the area the prior year as "his" mining district, had just filed for a new post office in LeVan, Idaho.[1] Naming a post office after oneself clad the filer with power and presence akin to a mayor or keeper of the keys to the city.

For example, nearby Howell was named after Mrs. Ida Howell, also first postmistress of what is now Avimor. One hundred and twenty-five years later, Ida's name graces several important roads and locales of our community, and some old maps still record a dot on the map as Howell, Idaho, where the Boise and Ada County lines bisect Spring Creek.

Still in the throes of his lawsuit against Pullman, LeVan knew the power of naming the settlement, and did everything he could to get his name on the official books.

Yet the town became Pearl–not LeVan.

Later, Pearlie Grace's name appears in a 1909 commencement program[2] where she not only received her diploma, but also played a lead role in the evening's entertainment, "The Sweet Girl Graduates." The name of the play could be a coincidence, but it also raises the question of whether the evening's chosen dramatic performance wasn't inspired by the town's namesake.

No written record credits Pearlie Grace with the town's naming. Other explanations survive in the historical records, some saying the town name sprang from "Black Pearl," one of the town's most lucrative mines. Others see the name related to the biblical parable of the man selling all his possessions to buy the field with the buried pearl. Pearl, Idaho certainly held buried deep within her rocky soil a wealth of treasure waiting to be unearthed.

1 See Summer 2026 issue of Avimor Lifestyle Magazine for Part 1 and story of Dan LeVan's founding of town.

2 The graduating class of 1909 took as its motto, "We Finish But to Begin." The class flower was the carnation, and the colors were pink and green. Graduation Program for Pearl Grammar School Pearl, Idaho, 1909. Id GenWeb Project, Gem County. gem.idgenweb.org/albm_pearl_class09.

A Bonanza in the New Village of Pearl

"As a rule, the stages are loaded with passengers; mining men and capitalists are coming daily."

–Caldwell Tribune on Pearl, Idaho, December 21, 1895

Whatever its origin, the name Pearl stuck. Meanwhile the Levan case touched off a veritable bonanza on Willow Creek. One account records that the population rose to 1,300 by 1900. As one old saying goes, there are two ways to make money from gold: one is mining it, the other is opening a business near it. Unlike Idaho City, Silver City and Pierce, the mining camp east of Emmett was less than half of a day's stagecoach ride from existing settlements.

At the turn of the century 243 citizens dwelled on Main Street, and others set up homesteads providing fresh milk, eggs, meat and garden vegetables to the miners. Saloons, boarding houses, and restaurants buzzed with frenzied activity like beehives. Stories as poignant and human as a couple of little boys out hunting rabbits and getting lost in the hills and not returning, a man losing himself to drink after discovering his wife having an affair, a Sunday school teacher inspiring a love of religion amongst the town's children, a pair of spinsters hosting passers-by at a boarding house to support themselves.[3] One account reports a miner losing his way during a December blizzard a few days before Christmas, later recovered in the nick of time–starved, half frozen and almost dead. Thus, life ebbed and flowed in Spring Valley, humanity marched on, triumphs were realized, spouses were widowed, babies were born, young lovers met and married. All of this teeming life took place alongside the humming of the stamp mills that had gone on for so long as to be barely noticed by the inhabitants.

Rise of the Gem County Ghost Town

No gold rush lasts forever, and what boomed in the early 1900s had burst by the time Prohibition arrived. Pearl's fate mirrored that of Silver City, Pioneerville and Thunder

3 McConnell, Sharon. "Pearl History," AHGP, Gem County, Idaho (2004).

Mountain. A quarter century after the birth of baby Pearlie Grace, just forty souls[4] dwelled on Pearl's Main Street. Numerous mining shafts remained, but most were out of operation after 1910. Subsequently, buyers divided the Pearl townsite, cutting up the swaths of the mining camp into individual properties. Local interest in mining gold lingered in the Pearl hills after the boom ended, and the townsite remained intact, though completely abandoned. Later owners bulldozed and cleared all remaining structures, leaving no evidence that mining occurred.

Emmett native Bob Weldin, a retired mining engineer, recalls visiting the Pearl townsite with buddies in the 1950's when a teenager at Emmett High School.[5] Weldin notes that until the latter part of the twentieth century, old mining camps and ghost towns were seen as a public nuisance and an eyesore, or worse– a liability. On Halloween, he and his friends would drive up to the Pearl ghost town late at night, ignoring the "Danger–Keep Out" signage, and dare one another to descend into the depths of the mining shafts– some as deep as 500 feet.
Later as a mining engineer, Weldin realized the danger of such mischief. Indeed, the Pearl Cemetery, among the only remains of the townsite, attests to the danger of the mining tunnels. Back-breaking falls, chemical exposure, machinery lapses, and suffocation sadly took the lives of many working men across the American West, and Pearl, Idaho was no exception.[6] Although Weldin mourned the razing of Pearl as one would grieve the passing of an old friend, the U.S. Mining Bureau engineer understood why its demolition was necessary.

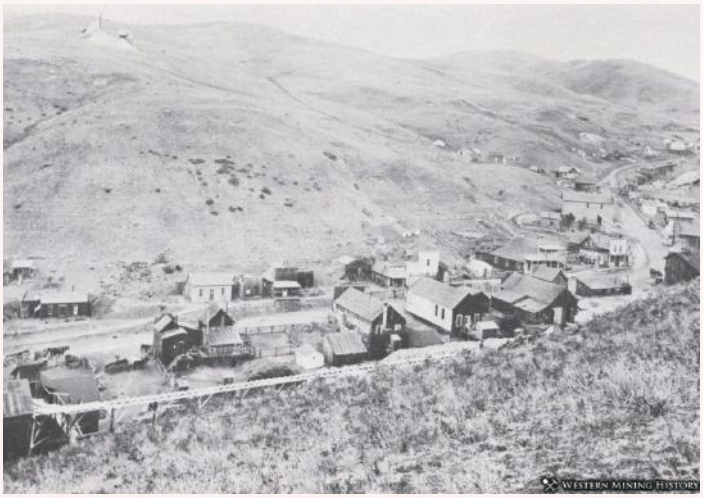
4 Fourteenth Census of the United States, 1920.
5 Weldin, Bob. "The Rise and Demise of a Historic Mining Site," Mining History News, Mining History Association, December 2005.



Today, Pearl Road lies at milepost 57 of Idaho-55, a lonely connector linking Emmett, Eagle and Spring Valley. Willow Creek still murmurs among the cottonwoods as wandering cattle hydrate beneath its protective shade. Local cycling enthusiasts prize Pearl for its relative isolation, expansive vistas, and challenging elevation. The Idaho Museum of Geology and Mining History occasionally hosts field trips to Pearl, its convenience placing it top on the list of educational destinations. Mining shafts with colorful names like Checkmate, Judas and Shamrock can still be seen, but are boarded and barbed wired for liability purposes. The hilltop Pearl Cemetery lies to the west of the ghost town, a quiet testament to the lives of the souls that dwelled here. Confined by No Trespassing signs, some scrawled eerily on old tires mounted on crooked posts or hanging on rocks or cliff edges, its ghosts are probably best left undisturbed in their haunts among the cottonwoods, the crickets and the tumbleweed.

Coming in the Winter Issue: The Bogus Basin Story. Join Jennifer Husmann once again as she travels just over the hills east of Avimor to investigate the origin of Bogus Basin.

6 Boise State University published a fascinating 2017 collection of local histories, focusing on the marginalized and vulnerable of the Treasure Valley's rich history. Emily Fritchman's profile of Pearl in her contribution, "Hammer and Drill" is worth reading for those interested in the ups–and downs–of life in the Eagle foothills in the early 1900's. The Other Idahoan's: Forgotten Stories of the Boise Valley is available at scholarworks.boisestate.edu.

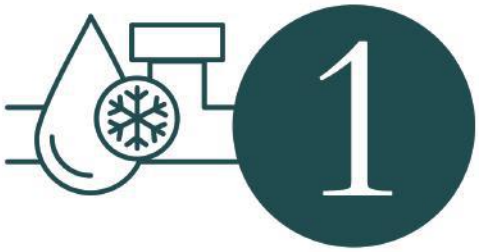




Essential Tips for a Healthy Winter and a Flourishing Spring



As fall arrives and the days grow shorter, it's time to prepare your landscape for the winter months ahead. Taking proactive steps now will not only protect your outdoor spaces from harsh conditions but also set the stage for a beautiful, thriving yard come spring. Here's your essential fall landscape checklist:



IRRIGATION WINTERIZATION

Winterizing your irrigation system is crucial to avoid frozen pipes and costly damage. Any water left in the system can freeze and expand, leading to cracks and leaks. A professional irrigation blowout will ensure that your system is fully drained and protected from freezing temperatures, saving you time and money on repairs in the spring.

TREE DEEP FERTILIZATION

Trees benefit greatly from deep root fertilization in the fall. This process delivers essential nutrients directly to the root zone, helping trees store energy for the winter. Feeding your trees now will boost their resilience against cold weather and ensure healthy, vibrant growth when spring returns.





TURF FERTILIZATION

Fertilizing your lawn in the fall is one of the most important steps for maintaining lush, healthy grass. Late-season fertilization provides essential nutrients that the roots can absorb, strengthening them as the grass goes dormant. This ensures a stronger, faster green-up in the spring. Don't skip this step—your lawn will thank you!

MOW SHORT FOR THE LAST MOW OF THE SEASON

For your final mow of the season, it's important to cut your grass shorter than usual. Mowing short (to about 2 to 2.5 inches) helps prevent the grass from laying over on itself, which can trap moisture and increase the risk of snow mold. By keeping your grass shorter, you'll reduce the likelihood of fungal diseases, ensuring a healthier lawn come spring.



Essential Tips for a Healthy Winter and a Flourishing Spring





BED CLEAN-UPS

Clearing out your garden beds is essential for preventing pests and diseases from overwintering in your landscape. Remove dead plant material, fallen leaves, and debris to improve air circulation and promote healthy plant growth in the spring. Clean beds will also give your yard a neat, well-maintained appearance through the winter.

CUTTING PERENNIALS DOWN

Once your perennials have finished blooming and the first frost has hit, it's time to cut them back. Trimming back dead foliage helps prevent disease and allows the plants to focus on storing energy for next year's growth. Your perennials will come back stronger and more vibrant in the spring after a good fall cutback.





TIMING SHRUB TRIMMING TO PREVENT SNOW DAMAGE

Pruning your shrubs in early fall is essential to prevent snow and ice from weighing down the branches, which can cause breakage and permanent damage. Be sure to give your shrubs enough time to heal from pruning before the first heavy snow hits. This will help them stay strong and maintain their shape throughout the winter.

By completing these essential fall landscape tasks, you'll ensure your yard is healthy, well-prepared for winter, and ready to flourish in the spring. If you need help with any of these services, contact our team today—we're here to make sure your landscape stays beautiful all year long!

Need Help?

CONTACT LUSAN LANDSCAPING LLC TODAY!

At Lusan Landscaping LLC, we're here to assist with all of your fall landscape needs. From irrigation winterization to tree and turf fertilization, our team of professionals is ready to help prepare your outdoor space for winter and set it up for a successful spring.

CONTACT US TODAY AT info@lusanlandscaping.com TO SCHEDULE YOUR FALL SERVICES AND KEEP YOUR LANDSCAPE LOOKING ITS BEST YEAR-ROUND!

MEET YOUR NEIGHBORS


Ace


Achilles, Artemis, & Zelda


Archie


Ava


Bailey


Bear & Belle

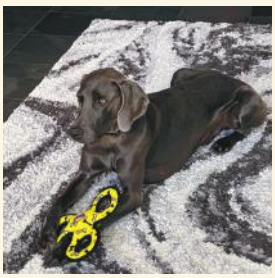

Belle


Bernard


Bubbles


Ceci


Coco


Donny


Dug


Emma


Evie


Fred


Gibbs


Gracie


Hazel


Jake


Kai


Koda & Ruby


Lexi


Liberty


Lucky

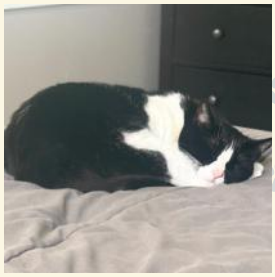
HERE ARE SOME OF THE MOST LOVED AVIMOR RESIDENTS


Lucy


Maggie, Pepper, & Molly


Maureen & Nelly


Millie


Milly


Nixxy


Nya


Orie & Maggie


Pepper


Ridley


Rio & River


Rosie


Sage


Sampson


Sherman


Sofie & Milo


Sparky


Squeaky


Stetson


Ted

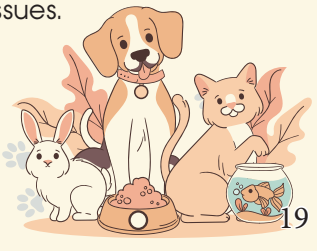

Theodore & Princess


Tucker & Bella


Vinny

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.





ROCKSCAPE WEED CONTROL

Pre-emergent treatments
Spring & fall

Post-emergent weed control

CALL TO DISCUSS YOUR ROCKSCAPE

(208) 999-0991

208sacs.com

Rcarnes@208sacs.com

Land & Life
REALTY
SILVERCREEK® REALTY GROUP

WE MOVED TO AVIMOR A YEAR AGO.

WE'RE LIVING IN AVIMOR AND LOVING IT™!

We moved here to live — the business followed. Avimor is home now, and we're getting to know this neighborhood the same way you are: one season, one street, one neighbor at a time.
You'll start seeing our

AVIMOR INSIDERS REPORT

around the community— a real look at what's happening around the community, from two people who actually live here.

landandliferealty.com



TRENT & CONAY HUIZAR | 208-919-4083 | LANDANDLIFEREALTY.COM

From AVIMOR to the World Stage:



Kelly Tovey Brings Home Three World Titles

This summer, Avimor resident Kelly Tovey traveled to Romania to represent Team USA at the WUKF World Karate Championships and returned home with three World Championship titles.

Competing in the women's 36–40 division, ***Kelly earned gold in all three of her events: traditional kata, long weapons with the bo staff, and short weapons with kama.***

Karate has been part of Kelly's life since she was 10 years old, although becoming a World Champion was never something she grew up dreaming about. What started as an activity for a shy, homeschooled kid eventually became a lifelong passion.

Competition became part of her karate journey later in life and eventually opened the door to representing Team USA internationally. Before leaving for Romania, Kelly wrote "World Champion" in her journal as a goal and spent months preparing her kata and weapons routines.

Then she did something she never expected, ***she won all three divisions she entered.***

For Kelly, the three titles represent much more than medals. They represent decades of training, starting over, continuing to learn and taking opportunities when they come.

Her connection to Avimor has a pretty special story of its own. In 2025, Kelly and her family won Avimor's Toys for Tots Home Raffle, bringing Kelly, her husband Derrick, and their two children, Jessie and Boedy, to the community they now call home.

Since moving to Avimor, Kelly has enjoyed becoming part of the community and sharing the things she loves through martial arts! She even teaches line dancing!

Kelly and her dad also enjoy giving back to the community by teaching martial arts twice a week at the Avimor Community Center. Together, they share the art that has been such a big part of their lives while helping others build confidence, discipline and skills of their own.

She credits her faith, her Sensei, her family, and friends for helping her reach this point.

Her journey is a reminder that sometimes life takes you places you never expected. You take an opportunity, work hard and see where it leads.

For Kelly, the last couple of years have led to a new home in Avimor and all the way to Romania and back as a three-time World Champion.





Coffee with Kim

By Kim Holland





Meet Amy Laney

Amy needs no introduction to many of you. If you attended the Monday night food trucks at the brewery on any given Monday--Amy was likely your bartender. (And she did all the cool graphics to advertise the food trucks.) Not only that, but she worked at Spring Creek Brewery for the entire 5 years it was open. But let's dive a little deeper and get nosy!

Amy's early years, up until she was 21, were lived in the far-off land we don't hear about often…Kentucky (Bowling Green to be exact). I'm from Oklahoma myself, and I imagine she gets the same kind of reaction I get when telling people where I grew up.

"Ooh, Oklahoma!...Interesting."

Exactly.

At 21, Amy moved to Estes Park, Colorado, to work at a youth camp. It was there that she met a very special person named Jeff, who would eventually become her husband. The two spent the next 12 years in Colorado before making their way to Idaho, where they've now called Boise their home for nine years.

During Amy's college years at the University of Northern Colorado, she was initially focused on getting a business degree. But she had an impactful sociology professor who sparked an interest in teaching. And let me tell you, that spark has turned into a fire! Amy has now been teaching for 19 years.

She started out as a Kindergarten teacher, and finished her first year of teaching questioning her decision to teach at all. Proving that stepping away will sometimes bring you the most clarity, she spent her summer traveling Europe. Her travels started out with a feeling of defeat, but as the days went on and she quietly studied the kids that crossed her path, ideas and inspiration and excitement all took over. By the time she returned home, it was clear that she still wanted to teach. All her ideas leaned toward the older elementary kids, so that's exactly where she plugged in.

Amy quickly found her groove with the older elementary kids and get this: she's figured out a way for kids to love math! What more can we want out of a teacher? Amy is skilled and enthusiastic about bringing real world scenarios to math. She has seen that if kids can make that connection, their interest and understanding of math skyrockets.

She also has a fondness for writing and is passionate about encouraging her students to tap into their creativity. A brainchild of Amy's called "explode a moment," has become one of her favorite assignments. Students are asked to write an essay where they expand in incredible detail on a single moment. The kids understood the assignment. They blew her away with their essays. Amy saw the power and confidence that this single assignment instilled in her students and looks forward to assigning this essay every year.

Amy and Jeff really know how to make the most of her summers off. They spend many-a-weekends chasing after good music and good food. Traveling anywhere from Eugene, Oregon to Austin, Texas and beyond to get their fix.

Amy's love for her community and Avimor are immense. She has gotten to know so many neighbors during her 3 years of bartending for you on Food Truck Mondays and spending time at the brewery. It seems that Amy has found a way to give back in many areas of her life. What an example and a gift she is to the students at Hidden Springs, and to the Avimor community.

Amy and Jeff will be celebrating their 25th wedding anniversary this fall. I would bet somewhere where the beat is loud and the food is delicious.

Meet Hunter Sorge

If you've seen Hunter around Avimor, chances are you've seen him with his 10-year-old Husky mix, Titan. Hunter and his girlfriend, Mikayla, are relatively new to the neighborhood, but it didn't take them long to decide that Avimor was home.

Hunter grew up in Omaha, Nebraska, where he lived from Junior High through college. He attended the University of Nebraska and earned a degree in construction management. His career with Kiewit Corporation began as a college intern and continued into full-time employment after graduation. Over his time with Kiewit, he worked on projects across the country, including in New York, California, Iowa, Chicago, and Kodiak Alaska.

After traveling for work, Hunter decided he'd rather stay in one place for a while. After graduating in the fall of 2019, he took a job in Portland, Oregon. We all remember what happened shortly after 2019 ended, and Hunter, being the Nebraska boy he is, had quite the experience in Portland over the next few years.

Hunter originally came to Idaho for a weekend work trip in the summer of 2023. Mid-air on his plane from Portland to Boise, without much time before they were set to land, he decided to buy a rental car and a ticket to the CNR (Caldwell Night Rodeo) that very night. He didn't know much about Caldwell, but he wanted to explore what it would be like to live here. During that same work trip, he booked a horseback riding session in Eagle, and also managed to visit the Village at Meridian and check out Kuna. Efficient! Not bad for a two-day trip in a state he was barely familiar with.

By the time he headed back to Portland, Hunter had pretty much made up his mind: He wanted to move to Idaho. And later that year, he did.

Hunter still works in commercial construction and is currently helping build The District at Ten Mile in Meridian, the development west of Scheels. It's evident he loves what he does for a living, and what a cool project to be a part of!

As for how he ended up in Avimor, I'm going to give myself at least a tiny bit of credit for this one.

Last winter, Hunter and Mikayla happened to stop by an open house I was hosting after seeing the sign along Highway 55. They didn't know much about Avimor, but as they drove around and took a look at the community, they quickly discovered what so many of us already know: There's something pretty special about having the foothills practically in your backyard while still feeling like you're part of an actual community.

They started looking at homes and eventually landed on a cute new construction by Tresidio. They moved into their new Avimor home this past March and couldn't be happier with their decision.

Mikayla recently added a new pup to their household, a 30-pound mini-Aussi named Bindi. When Hunter isn't working, you'll likely find him outside or tinkering on something. He enjoys camping, hunting, shooting trap, and exploring the trails on his side-by-side. As I mentioned, he likes to tinker, whether that means working on vehicles or fixing and modifying things around the house.

Welcome to the neighborhood, Hunter and Mikayla. We're so glad to have you here!



Meet Lisa Starns

So you're telling me that while we've watching reality TV and drinking wine, Lisa has been quietly making the world a better place, day in and day out?

Yes. It's true.

But don't let that make you feel bad. Let it inspire you. Or at least make you feel a tiny bit guilty the next time you're three episodes deep into a Netflix show.

If I had to choose one word to describe Lisa, it would be good. And I mean that in the truest sense of the word. Lisa has a genuine goodness about her. She lives with intention, integrity and a sincere desire to make the people and places around her better.

Let's start with their journey to Idaho.

In November 2015, Lisa and her husband, Day, moved their family, including their two boys, Elias and Maddox, from LaVerne, California, to Idaho. As they drove toward Boise, they weren't filled with doubts about whether they had made the right decision. Instead, they were excited to begin their new chapter in Idaho.

Lisa homeschooled her boys all the way through senior year. And man, it sounds like she did a heck of a job. Her kids were 10 and 13 when they made the move, and they knew the Avimor community was the perfect place to start their new lives. Lisa couldn't wait to incorporate hiking, fishing, and biking into their curriculum. You can tell that Lisa took homeschooling her boys very seriously, and one of her favorite ways to connect and teach was to read the same assigned books as them. They were able to really discuss the literature in depth, and it's something that has carried over into adulthood as well. At any given time one of her boys could say, 'hey, why don't we read this book at the same time so we can discuss?' What an incredible connection and hobby to have with your kids.

As many of you know, Lisa has also been the manager of the Avimor Community Center for the past couple of years. Lisa wants the people who work there to be available and kind when community members walk through the door. She teaches her young employees to look people in the eye, say hello. (Gen Z stare, you've got nothing on Lisa!)

She has modeled the importance of being available, listening when someone needs an ear, and recognizing that sometimes people need a little more than an answer to their question. The community center is a place for connection, and Lisa makes sure her employees understand that they are part of creating that environment.

That same instinct to connect with people eventually led Lisa to Idaho Novus Classical Academy.

While working at the community center, Lisa would listen in on the orientation meetings for the new charter school that was being built in the community. As she learned more about the school, she realized that its educational philosophy aligned closely with her own values. As Lisa's youngest child was about to graduate high school, she was keeping her feelers out for what was next. The opportunity came up to be a literacy aide at the new charter school, and it couldn't have been a better fit.

Naturally, Lisa doesn't just show up and help kids with their assignments. She reads the books they're reading, cover to cover, just like she did with her own boys. Connecting with kids through literature is truly one of her gifts.

When Lisa isn't busy making the world a better place, she enjoys baking, cooking, gardening and spending time outdoors with her family.

This fall brings a very exciting milestone for the Starns family. Her oldest son is getting married, and they are counting down the days until the ceremony. The wedding details are keeping her busy, but she couldn't be happier for her son and future daughter-in-law.



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.

KIM HOLLAND
HOMES OF IDAHO

SUMMER ART CONTEST

The Avimor Fine Arts Group in conjunction with the Avimor Kids Social Club are currently presenting the first ever all kids art contest at the Community Center. The show was celebrated with a well-attended grand opening event on September 19th. Jennifer Smith and Lorraine Bollinger came up with the idea a year ago, but it took over twelve months for their visions to become a reality.

"Lorraine and I felt having a contest would be something the entire community would enjoy," Smith explained. "We wanted to inspire kids to do something creative over the summer."

Twenty kids, from the ages of one to thirteen, submitted works to the contest. Great care was taken to make sure the art was displayed in a professional fashion.

Conay Huizar of Land and Life Realty generously provided the funds to allow Mike Wells to have all the works professionally mounted by Frame Garage. The result is a continuity of presentation that allowed curator Larry Williams to organize an exhibition that flows perfectly.

The kids work was judged by Avimor Fine Arts members in four separate age categories.



WINNER 0-4
Hayden Douglass
"Yummy Treats"
Age 3



WINNER 9-12
Emery George
"Summer in Avimor"
Age 12



WINNER 13-17
Zoey Fisher
"Tree Frog"
Age 13



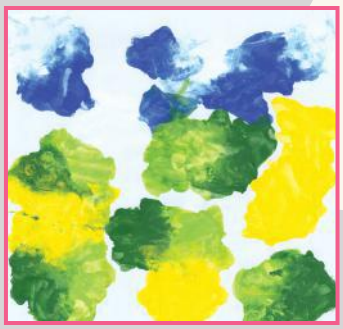
WINNER 5-8
Piper
"Sunrises & Sunflowers"
Age 7



Aspen Meador



Bennett Barger



Bronson Lemos



Charlotte Roux



Colter Baker



Davlyn Smith



Elsie Smith



Everly Henson



Holden Baker



Levi Smith



Margot Barger



Reese Latislaw



Rhett



Rowan Meador



Scarlet Brooks



Sylvie Douglass

THE AVIMOR FINE ARTS GROUP WISHES TO ACKNOWLEDGE ITS SPONSORS.

ASTEGOS.ORG

Avimor Arts
fine art group

AVIMOR KIDS
SOCIAL CLUB

FRAME GARAGE

Land & Life
REALTY
Silvercreek

Lightscape
Imagery Fine Arts – Idaho

FALL 2026 ACTIVITIES

AVIMOR™ COMMUNITY CENTER

WEEKLY CLASSES & GROUPS

MONDAY

Water Aerobics 7:00-7:45A
Jane · 619-246-7142 · jane@ezratty.net

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

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

Women's Only Karate 10:00A
Sensei Kelly Tovey · 951-285-8974

Mah Jongg 3:00P
Sylvia · 801-244-1067

TUESDAY

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

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

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

Kids Karate (Ages 8-12) 5:00P
Sensei Kelly Tovey · 951-285-8974

Adult/Teen Karate 6:00P
Sensei Kelly Tovey · 951-285-8974

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

Women's Only Karate 10:00A
Sensei Kelly Tovey · 951-285-8974

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

Conversation, Coffee and Cribbage 1:30P-3:00P
Kristin Goodwin · 208-861-9558

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

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

Kids Karate (Ages 8-12) 5:00P
Sensei Kelly Tovey · 951-285-8974

Adult/Teen Karate 6:00P
Sensei Kelly Tovey · 951-285-8974

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

StudioMove · studiomoveboise.com
studiomoveboise@gmail.com

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

LIVE LIFE OUT LOUD



Adventure starts at Avimor

Surrounded by scenic foothills, winding trails and thoughtfully designed neighborhood hamlets, Avimor offers a lifestyle centered around connection, outdoor recreation and everyday comfort. As one of Eagle's most highly amenitized master planned communities, residents enjoy access to pools, fitness amenities, parks, gathering spaces and miles of open space to explore.

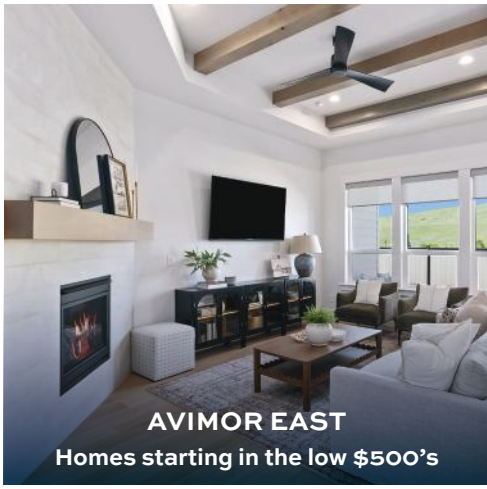
ELEVATED DESIGN • FUNCTIONAL LIVING • QUALITY CRAFTSMANSHIP



AVIMOR WEST - NEW PHASE
Homes starting in the high $500's



AVIMOR TOWN CENTER
Homes starting in the low $500s



AVIMOR EAST
Homes starting in the low $500's

For more than 15 years, Tresidio Homes has been creating homes for Boise area residents with a commitment to more included features, elevated finishes and thoughtful details designed to deliver lasting comfort and everyday livability.

VISIT OUR MODEL HOME

6543 S Evie Way

Sunday–Friday: 12–5 PM
Saturday & Sunday: 12–5 PM

SELF TOUR

TOUR YOUR ON YOUR TIME

7 days a week from 8 am until 8 pm

TRESIDIO HOMES

Speak with an online concierge today 208.917.7500

Tresidio.com

WILD NEIGHBORS

Living with Wildlife in Avimor

One of the things that makes Avimor special is that wildlife is part of everyday life. The Boise Foothills surrounding our community provide habitat for a variety of animals, from deer, rabbits, and hawks to coyotes, bobcats, and the occasional mountain lion. Seeing these animals can be a memorable part of living here, but it also comes with a shared responsibility: learning how to coexist safely and respectfully with our wild neighbors.

It's important to remember that wildlife isn't necessarily "coming into" Avimor. Our community is built within a landscape that wildlife has used for generations. The trails, hillsides, and open spaces that residents enjoy are also important travel corridors and habitat for animals searching for food, water, and shelter.

Help Keep Wildlife Wild

One of the best ways residents can support healthy wildlife populations is by avoiding behaviors that attract animals to homes.

A few simple practices make a big difference:

- Never feed wildlife.
- Don't leave pet food outdoors.
- Keep garbage secured.
- Supervise small pets, especially at night.
- Be mindful that bird feeders can indirectly attract rodents and, in turn, predators.

While it may be tempting to feed deer or other animals, doing so can alter their natural behavior and increase the likelihood of wildlife congregating near homes. Wildlife is best enjoyed from a distance.





Protecting Pets

Dogs and cats are often the most vulnerable members of the household when wildlife is nearby. Dogs should remain leashed and under control on trails, where encounters with wildlife can occur unexpectedly. At home, residents should supervise pets outdoors after dark and avoid assuming a fenced yard provides complete protection.

Understanding Our Wild Neighbors

Coyotes are the wildlife species residents are most likely to encounter. Most coyotes avoid people and simply move through the area. If a coyote approaches too closely, make yourself appear larger, use a firm voice, and make noise to encourage it to move away.

Bobcats are secretive and rarely seen. If you're fortunate enough to spot one, enjoy the experience from a distance and allow the animal to continue on its way. Bring small pets indoors if necessary and avoid approaching or following the animal.

Mountain lions are uncommon but deserve respect. If you encounter one, remain calm, keep children close, stand tall, speak firmly, and slowly back away while giving the animal space to leave. Any aggressive or unusually bold behavior should be reported to wildlife authorities.

Teaching the Next Generation

For children growing up in Avimor, wildlife encounters can be a wonderful part of life. Teach kids four simple rules:

1.	2.	3.	4.
Don't Approach Wildlife	*Don't Chase Wildlife*	*Don't Run From Wildlife*	*Find an Adult*

These simple habits can help keep everyone safe.

A Unique Privilege

Living in Avimor means enjoying trails, open space, and the beauty of the foothills every day. It also means sharing this landscape with the wildlife that helps make it special. Most wildlife sightings are simply reminders that nature is still close by. By respecting animals, reducing attractants, and practicing responsible habits, we can help preserve the unique balance that makes Avimor such a remarkable place to call home.

Avimor Conservation Director - Charlie Baun
wildlife@avimor.com

The Perfect Prescription

By Jane Ezratty

Yes, there is a professionally equipped, well-staffed, full-time medical clinic right here in Avimor! And chances are good you can receive treatment the same day.

Avimor old-timers (here for more than 5 years!) may remember the trailer that was located down near the barn. That was the humble beginning of Garden Valley Family Medicine in our community. Relocating behind Hyde Perk Coffee, they continue to grow alongside our community and benefit us with their own unique and very personal, family approach to care.

Who is Garden Valley Family Medicine?

Dr. Michael Koenig began practicing medicine in Garden Valley, ID in 2002 as an employee of the Garden Valley Hospital Taxing District, quickly acquiring patients because of his personal, one-on-one approach to medicine and patient care. He established Garden Valley Family Medicine in 2005. Patients became like family, trust was built. The practice expanded to Horseshoe Bend and now Avimor. Jared Moser, PA-C, joined the practice in 2019 and has been providing care and gaining fans in Avimor since 2022.



Fun Fact: Dr. Koenig was the first MD to practice medicine in Boise County since the Gold Rush!

What Does Being Independent Mean?

With no affiliation with a specific hospital or corporate healthcare conglomerate, independent medical providers have the flexibility to operate independently and provide referrals outside those affiliations.

What Sets GVFM Apart?

Are they the Unicorn of Healthcare? Well maybe, yes. Taking an old-fashioned approach, you are welcomed into their family and given the opportunity to have a one-on-one relationship with your healthcare provider (no really, it DOES exist!). Some of what you can expect:

- You get to know your medical provider
- Same day or next day appointments
- After hours access to a medical provider
- Referrals to specialists

- Chronic illness care
- Emergency care
- Care for infants, adults & elderly
- Labs drawn onsite
- Stitches and wound care

Bonus: They accept about every Idaho health plan as well as Medicare and Medicaid AND are currently accepting new patients.

What Avimor Patients Are Saying:

"I've been seeing Jared for minor health concerns for about 7 years, and I've always had a wonderful experience. I would highly recommend him to anyone looking for a great physician close by." ~ Pati S.

Find out more at 208-810-4282 or www.gardenvalleyfamilymedicine.com.

Fitness For All Ages – Just Add Water!

By Jane Ezratty

Wherever you are on your fitness journey, there is always a place for you in the water. Water aerobics has long been considered one of the most effective exercises for people of all ages. In fact, The Arthritis Foundation recommends pool exercise as a first-line option for people with knee, hip, or lower back pain. It is a joint-friendly, low-impact form of exercise that burns calories, builds muscle and helps maintain heart and bone health.

What makes water aerobics so great?

The buoyancy of the water protects joints and prevents jarring. Since water is denser than air, exercising in water creates natural resistance when moving in the pool. With the addition of hand weights and noodles, that resistance increases strength building and helps build muscle and strong bones.

Smooth, controlled movements, along with the resistance during movement will help improve balance, flexibility and range of motion. All important things as we continue to age. You burn calories much faster. Most adults can expect to burn 400-500 calories during a 45-60 minute class. That's over 25% more than the same class done on land. And the best part? You don't have to leave Avimor to get all these benefits!

Water aerobics classes have been offered at the indoor pool for over 8 years. Classes are Mon, Wed and Fri at 7am and 8am. They are designed for men and women of all ages and fitness levels to participate at their individual level and pace. Classes include a warm-up, cardio, strength, core, and a post-workout stretch. All equipment is provided.

If you think water aerobics might be right for you, give it a try. The first class is always free.

For more information about Avimor Water Aerobics and class availability, please contact one of the instructors.

7AM - M, W, & F
Jane Ezratty
Jane@ezratty.net
619-246-7152

8AM - M, W, & F
Sharil McFarlane
stbd143@outlook.com
208-921-9715



Plant *Spotlight*



Pin Oaks

40'–60' HEIGHT
25'–40' SPREAD

Pin oaks (Quercus palustris) are a standout choice for Idaho's diverse landscapes, offering both adaptability and striking seasonal beauty. These deciduous trees can grow up to 40-60 feet tall with a spread of 25-40 feet, featuring a broadly pyramidal shape when young that matures into a more rounded canopy. They thrive in a variety of soil conditions, including poorly draining areas where many other species struggle, making them particularly useful in challenging spots. In the fall, pin oaks put on a spectacular display as their green leaves transform into vivid shades of red and orange, creating a bold contrast against the more muted autumn backdrop. With their resilient nature, tolerance for to soils, and show-stopping fall foliage, pin oaks bring both practicality and visual appeal to any landscape.



Itea

3'–6' HEIGHT
3'–6' WIDTH

Itea, also known as Virginia sweetspire, is a versatile shrub that shines throughout the year, but its fall display is especially remarkable. Growing to about 3-6 feet tall and wide, Itea features an attractive, compact form with arching branches that create a lush, full appearance. As the cooler months approach, its leaves turn vibrant shades of red and orange, adding a burst of color to the autumn garden. In summer, its fragrant white to pale pink flower spikes attract pollinators, adding life and interest. Itea's ability to thrive in a variety of soil types and light conditions, from full sun to partial shade, makes it an excellent option for anyone looking to add seasonal beauty and low-maintenance appeal to their garden.

Asters



12" HEIGHT

Asters are a fantastic way to keep your garden vibrant deep into the fall. These hardy perennials typically reach 12-36 inches in height, depending on the variety, and form clumping mounds of foliage topped with clusters of bright, daisy-like flowers. Blooming in rich hues of purple, blue, pink, and white, asters offer a splash of color when many other plants are beginning to fade. Beyond their beauty, asters attract bees and butterflies, providing essential resources as these pollinators prepare for winter. Their versatility makes them easy to incorporate into any garden, whether in borders, beds, or containers, ensuring that your landscape remains lively and colorful as the cooler months set in.

Planning a Spring Landscaping Project? Submit Your Ideas Early for Firewise Review!

If you're thinking about starting a landscaping project in the spring—whether it's adding new trees, planting fresh flowers, installing hardscapes, or creating outdoor structures—now is the perfect time to get the ball rolling. Submitting your project ideas for review this fall allows plenty of time for revisions, approvals, and any necessary adjustments before the busy spring season. By planning, you ensure that your project can move forward smoothly and without unnecessary delays.

Getting your designs and plans in early will not only streamline the approval process but also give you the advantage of securing your spot on our schedule for spring installations. Avoid the last-minute rush and give yourself the peace of mind that your landscaping vision will come to life on time and without the stress of hurried decisions.

FALL
- SUBMIT PROJECT IDEAS
- REVIEW
- REVISIONS
- APPROVALS
- ADJUSTMENTS

SPRING
- READY TO START!



Let's turn your ideas into reality!

CONTACT LUSAN LANDSCAPING LLC TODAY TO START DISCUSSING YOUR SPRING PROJECTS AT:

info@lusanlandscaping.com



If you're looking for:

LANDSCAPES DESIGNED WITH PURPOSE

WATER-CONSCIOUS SOLUTIONS

PROPER MAINTENANCE AND OUTDOOR SOLUTIONS

Let's work together

Honesty. Respect. Loyalty. Leadership. Passion. Collaboration.

208.392.1462 INFO@LUSANLANDSCAPING.COM LUSANLANDSCAPING.COM

LUSAN LANDSCAPING

Avimor Resident Business Directory

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 Academy	Rachel Feltenberger	208-924-3756	rachel@avimoracademy.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@bcpfit.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
Care 'N Create	Karyn A Morrison	208-900-8837	carencreate@gmail.com
ChasnIdaho Real Estate	Jason Blanton	208-271-6174	Jblanton@ChasnIdaho.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
Crystalline Window Cleaning LLC	Trevor Jue	(986) 200-2914	trevorjue711@gmail.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@daileyinsuranceandrealestate.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
Gather Brewing Company	Rachel Voleller	208-353-8204	rachel@gatherbrewing.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	blherrington1@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
Hyde Perk Coffee House	Crystal Clark	208-345-2046	hydeperkcoffee@gmail.com
Idaho Novus Classical Academy	Dr Vincent Kane	208-297-5417	info@idahonovus.org
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
Land and Life Realty	Trent & Conay Huizar	208-423-1264	Huizar@LandandLifeRealty.com
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
Moore Personal Training	Andrew Moore	805-390-5535	Guyfit1212@gmail.com
Mordecai Katz Handyman	Mordecai Katz	986-888-0129	
More K9 Please	Julie Juell	208-793-1623	morek9please@gmail.com
ONE 3 Real Estate	Mike Barth	208-573-6007	one3ofidaho@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

Autumn in Avimor

Our Most Elevated Home Sites Yet



Our newest phase, Boise County 2, offers home sites from roughly ¼ acre up to a full acre, many backing to protected open space. Set high on the foothills, these elevated lots capture some of the most majestic views in the Treasure Valley: wide skies, rolling ridgelines, & sunsets that stay yours for good.

Paired with innovative, updated floor plans designed for the way you live now, it's a unique opportunity to build where the landscape is protected and the view is part of the home.

Ready sooner? We have move-in ready homes available now, priced from $611,000 to $1M+, with options for every budget and every stage of life.





Stop by the Avimor Sales office and see the views for yourself.

5963 w. Avimor Dr. Eagle ID
208-949-0343



CROWFOOT RANGE

A long-planned community project moves toward reality through volunteer leadership, careful construction, and local support.

Nestled in Eagle's foothills, Crowfoot Range is moving from long-held idea to visible community resource. More than a shooting facility, it reflects years of volunteer leadership and local support focused on responsible recreation, hunter education, and public safety.

The effort began eight years ago with a vision to give Idaho youth a safe place to learn responsible shooting and hunter safety. Avimor Development donated the 41-acre site and has contributed more than $1 million in earthmoving and rock-crushing work. With natural sound barriers and strong safety protocols, Crowfoot is positioned to become a distinctive outdoor range for Southern Idaho.

Built by Community, Guided by Expertise

Although many are only now learning about Crowfoot, its board and founders have spent years advancing permits, engineering plans, donation planning, and community relations. Directors have donated expertise, time, and financial support while working through technical decisions, public conversations, and details needed to move the project toward completion.

Construction Moves Ahead

Earthmoving and rock crushing began in early August 2026 and continue as planned, with completion expected by the end of October. For supporters, activity on the land is a visible sign that years of groundwork are becoming measurable progress.

Open House and Annual Meeting

Crowfoot Range will host an informal open house at the Avimor Community Center on October 17, 2026, from 10:00 to 11:00 a.m. Board members will answer questions about progress and next steps. The annual meeting will follow, and board members will then lead interested attendees on construction-site tours.

How to Support Crowfoot Range

As construction continues, Crowfoot's next chapter will depend on planning, participation, and community support. Donations, volunteer involvement, and public interest help turn the vision into a working resource for Southern Idaho. For more information about supporting Crowfoot Range, visit *www.crowfootrange.org.*





THE AVIMOR LIFESTYLE

Adventure. Community. Home.

