



QUIGLEY FARM

Put Down Roots and Grow

FREQUENTLY ASKED QUESTIONS

WHAT WILL DUES BE? WHAT DO THEY COVER?

HOA dues will be \$142.40 per quarter. Included is common area maintenance for sidewalks, snow removal in alleyways, community gardens and orchards, insurance, etc. Individual utilities for homeowners will be power, gas, cable, and City of Hailey bills for water, sewer, and trash removal.

WHAT WILL THE DESIGN REVIEW PROCESS BE?

The architectural review board will approve home designs and landscaping. See Design Review Guidelines.

CAN I BUILD MY OWN HOME OR DO I HAVE TO USE ONE OF THE PRE-ESTABLISHED BUILD-TO-SUIT PACKAGES?

You can work with your own architect and builder, as long as the architectural review board approves the design.

HOW MANY PHASES OF THE DEVELOPMENT WILL THERE BE? TIMING?

Quigley Farm is being developed in different phases to mitigate the effects of continuous construction noise and traffic. Once Phase One is mostly completed, phase two will begin breaking ground. The agricultural areas of Quigley will be ongoing, with open spaces bordering the neighborhood.

WHAT IS PLANNED FOR THE FUTURE PHASES OF THE DEVELOPMENT?

Future phases of Quigley Farm will bring the community center to life. The proposed plans emphasize pedestrian-friendly areas including live/work spaces, commercial kitchens, farmers markets, a bakery, an amphitheater for arts and entertainment, and much more. This is all subject to change, and planning is underway now.

WHAT ARE THE SUSTAINABLE FEATURES OF SOME OF THE NEW HOMES? SOLAR?

The build-to-suit homes will be designed with the option to be net zero, with solar panels and other features that will keep utility costs low.

WILL THERE BE HOA MEETINGS? HOW OFTEN?

Homeowners Association meetings are held once a year, in the summer.

TELL ME ABOUT THE TRAILS?

BCRD is planning to install about 15K of groomed cross country trails. Winter activities on those trails include classic skiing, skate skiing, snowshoeing, trails for dogs, and fat tire biking. BCRD is also planning to install and connect a 5-mile hiking, biking and equestrian trail loop along the perimeter of Quigley Canyon. BCRD recently received approval on the permits for these trails and will plan to open the new trails in Fall of 2019.

ARE THERE OPPORTUNITIES FOR HOMEOWNERS TO PARTICIPATE IN COMMUNITY GARDENS?

There will be community gardens that will have Adopt-a-Plot programs for homeowners. You will be responsible for planting, weeding, and harvesting your vegetables from your adopted plot, and the HOA will provide irrigation. Quigley Farms will also have community orchards and berry patches, for homeowners to benefit from by picking their own fruit. Other options for gardening in your backyard will be available as construction upgrades through the build-to-suit program. Homeowners can pay for raised garden beds to be built in their yards for cultivation.

WHAT EDUCATION OPPORTUNITIES ARE AVAILABLE AT QUIGLEY?

Quigley is located just steps away from Wood River High School and the College of Southern Idaho's Blaine County Campus. The innovative Sage School (Grades 6-12) is also in the process of fundraising to move their campus to the Quigley community center. Future education opportunities are also planned for the community center.

CAN I BUILD AN ADU? (ACCESSORY DWELLING UNIT?)

Yes! Quigley is in the H-GR residential zone, which allows accessory dwelling units. The lot must be at least 7,000+ square feet, and the ADU has to be 300-900 square feet of living space. Other requirements include power, water, and sewer services. Please inquire with the City of Hailey (or listing agent) for more details.

MORE INFORMATION IS AVAILABLE ON OUR WEBSITE: QUIGLEY-FARM.COM

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