

Keen, Shelley

From: Cristina Jacuzzi <cristinajacuzzi@gmail.com>
Sent: Wednesday, July 29, 2026 8:40 AM
To: Riddle, Marcelina; Keen, Shelley
Cc: Dalila Martinez; Rachel Bonilla; Virginia Bradley
Subject: Request for Clarification Regarding Basis for Water Right Separation

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Good morning Marcelina

During our last phone conversation a few months ago, you shared that, based on your review, the water right had been severed from Lot 16 in the Southshore Subdivision No. 2 in Nampa, ID. Because this issue is central to an ongoing ownership dispute, our HOA Board is trying to understand how that separation occurred.

In 2015, Hubble Homes conveyed Lot 16 to the Southshore Subdivision No. 2 HOA by recorded Warranty Deed. The recorded subdivision plat identifies the domestic water system on Lot 16, and the deed conveyed the property without any recorded reservation or exception relating to the water right or water system.

Then, in December 2017, after the HOA had already been formed and had taken title to Lot 16, additional documents were executed without the HOA's knowledge. This has raised significant concerns for our Board regarding how the water right came to be treated as separate from the property.

Could you please help us understand the basis for IDWR's position?

- What document or legal authority did IDWR rely upon in determining that the water right had been severed from Lot 16?
- If IDWR relied upon a recorded deed, reservation, conveyance, assignment, or other instrument, would you please provide a copy or the recording information?
- If no such document exists, what information or records did IDWR rely upon in recognizing the water right as separate from the land?
- Did IDWR review or require any documentation demonstrating that the owner of Lot 16 had authorized or consented to the separation of the water right before recognizing that change?

We are simply trying to understand the factual and administrative basis for IDWR's records and appreciate any clarification you can provide.

Thank you for your time and assistance.

Sincerely,

Cristina Jacuzzi
President
Southshore Subdivision No. 2 HOA

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