

Activities within the Hidden Lake Association – November '17

Prior to addressing the activities within the Association, we would like to acknowledge a few selfless individuals that have freely given of their time and talents to our neighborhood for decades.

Jim & Joan McNeil have been Hidden Lake residents for 30 years and their contributions to our sub-division has been invaluable. Both Jim and his wife Joan have steadily volunteered their time within various roles for decades. Both have been involved in the creation and development of all major projects the Association has undertaken since the late 1980's. Our lake is coming back to life and that is due to Jim's knowledge, recommendations and relationship with the companies involved with caring for the lake. Jim has personally maintained many of the mechanical systems that keep fountains, aeration, lighting, and sprinkler systems operating. While Joan has greeted many of you upon your arrival as new residents to this sub-division. Plus, she has organized our Block Captains, social activities, and filled multiple other roles as a volunteer within our Association.

Bob Griffith has managed our Association finances for well over 10 years, plus he has contributed his time to many other maintenance and social functions within our subdivision. The reason our trash barrels at the Park never overflow is because (for several years) Bob checks it daily and disposes of it. The installation of our pickleball courts is solely due to Bob. It was his idea. He was also the person that contracted the work and regularly followed-up with the contractor to make certain the job was performed in a timely and cost-effective manner. Bob Griffith's idea has become a very popular sport for residents in our neighborhood.

Jim, Joan, and Bob have collectively volunteered thousands of hours to our Hidden Lake neighborhood. Their efforts have played a major role in keeping our annual dues at reduced levels. We are very grateful to each of them. They have made Hidden Lake a better place to live.

Tract C - common property across form Alt 19

In August the Association explored the conditions involved with potentially selling "Tract C" off Hidden Lake Drive across from the Alt-19 entry. Attached you will find a letter outlining the legal status of "Tract C" as well as a copy of the original Plat filed with Pinellas County in 1979.

For decades many in the Hidden Lake Association were led to believe "Tract C" and other Common area properties were collectively owned by its members. Many Boards since the 1980's have considered the possibility of selling "Tract C" to help finance needed improvement projects within the sub-division. As it turns out, we do not own "Tract C". The entire lot was designated a County Controlled Utility easement in 1979. Noting this was a County easement we pursued the County for the maintenance costs of these properties. As expected, the County denied responsibility for maintenance expenses, but reinforced their rights of access. Attached you will see an e-mail thread reviewing this topic.

Future Association Directors could pursue a deed change with the County, however they will need patience and perseverance. This could be a lengthy and tedious process carrying many ups and downs.

Other Association activities

- You will begin seeing signs at the Park promoting this website. The Association will be using its website to promote social activities, present Neighborhood Watch reports, as well as provide updates to various topics impacting the subdivision. We strongly encourage everyone to view <http://www.hiddenlakehoa.com>
- Over the next several months the Lake will be testing a bio-augmentation treatment to help eliminate the algae and muck that has built-up at the bottom of the lake over the past 38 years. This is a natural bacterium specifically created for shallow lakes experiencing annual algae blooms. The enzymes will eliminate nutrients and algae growth, as well as degrade the muck at the bottom of the lake. This is safe for all wild-life. With time, the testing will give us measured results and assist with decisions on whether to further pursue this treatment or take a different approach to cleaning up the lake. A representative from the Company currently maintaining the Lake will be meeting with the Association's Board during the 1st quarter of 2018.
- Several residents have requested larger recycling containers from Waste-Pro. In turn, Waste-Pro has referred those residents back to the Association's Board. In mid-November Waste Pro was contacted and authorized to provide Hidden Lake residents with larger re-cycle containers upon their request. For those with interest, please contact Waste-Pro again to request a larger re-cycle container. FYI, Waste-Pro's contract is annually reviewed in May for renewal July 1st.
- The Association will initiate a By-Law Review Committee in January. The Hidden Lake by-laws were last reviewed and recorded with the County in 2012. This Committee will review our By-Laws and Deed Restrictions and determine if any updates are required for presentation to the membership during the June 2018 annual meeting.
- In the 1st quarter of 2018 the Common Area Restoration Committee will be making recommendations for additional improvements to the Park area. Please e-mail your thoughts and recommendations to any of the board members on the website's contact list.
- The Association does not have anyone willing to handle Deed Restriction violations. Over the past few months there have been complaints pertaining to pontoon boats and other violation concerns. Please contact any member of the Board if you have interest in volunteering for this function.

Thank you to everyone that gave of their time in arranging the Picnic on November 11th. The turn-out was very good and attendees truly enjoyed the afternoon.

Wishing everyone a joyous holiday season!