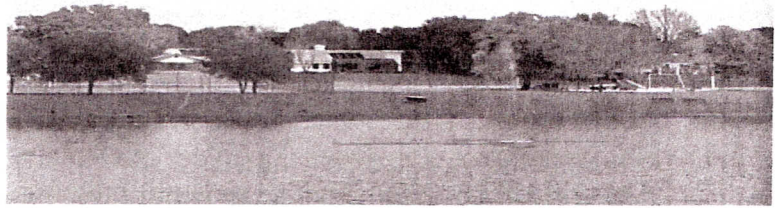
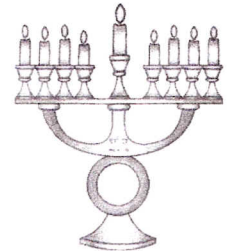


Hidden Lake Homeowners

Newsletter – December, 2011



HAPPY HOLIDAYS!



From the President

The board of directors has a preliminary version of the changes to the Deed Restrictions & By-Laws in progress with final approval upcoming. They were submitted to the board by the Document Review Committee along with the oversight of our legal counsel. We will be sending out flyers soon with the exact suggested changes. The association will need to vote on these for final approval. So I am hereby calling for a ***special meeting*** of all residents on **February 16, 2012 @ the Palm Harbor University High School Teachers Auditorium**. This meeting is only to vote on the suggested changes to our Deed Restrictions and By-Laws. See further information below.

I also want to notify all of our members that we have had some break-ins and vandalism in our subdivision. I would ask all of you to keep watch not only for your own property, but your neighbors as well. If you see anything or anyone that is suspicious please call the Sheriff's Office (562-6200). Together we can prevent any more damage to our community and our own property by keeping vigilant.

Last, I want to wish all of you a Happy Chanukah, Merry Christmas, & a Happy New Year. Be safe and enjoy this time of year with your families and friends.

Mike Manion
President HLHOA

HOA DOCUMENT UPDATE

The Board of Directors is mindful of our communities' appearance and the overall impression it presents to potential new members. This is a significant responsibility, not only for the Board of Directors, but for each homeowner. It affects the overall marketability of our community in resale value and its ability to attract new ownership in our community.

The critical governing documents controlling these elements are the Deed Restrictions and By-laws, each registered with the County and State. Your Board of Directors has reviewed these documents with respect to the overall appearance and maintenance of our homes and property and is in the process of recommending updates to each document to improve our community. In general, approximately 75 % of the properties in our sub-division are attractively maintained. The remaining 25 % require some form of improved maintenance, mostly in the area of landscaping and groundcover. For a development that is in excess of 30 years of age, this is not bad, and is a result of the majority of homeowners taking an interest in their property and its appearance. In addition the installation of reclaimed water can benefit all of us in providing an economical method of improving our property landscape and groundcover. We can also take advantage of the Florida friendly landscaping technique which requires much less irrigation and provides an esthetically attractive appearance.

In the near term each homeowner will be receiving additional information on these updates, culminating in a membership meeting called to approve any recommended changes. It is the goal of the Board to insure that each property is an asset to the overall community. It is not the goal of the Board to create a "police state" in our community, but a cohesive group of homes and members who take pride in the ownership and appearance of their properties. We have come a long way over the past 30 plus years and hopefully with some minor and reasonable changes to our documents we can insure the future is just as bright.

You should be proud of our community including the common areas and look forward to helping your Board continue to effectively manage the sub-division for the benefit of all members.

Future Meeting Dates and Times:

- * January 12 – Palm Harbor Univ. HS Room 103 7:00 PM
- February 9 – Palm Harbor Univ. HS Room 103 7:00 PM
- February 16 – Special Meeting** Palm Harbor Univ. Teachers Auditorium 7:00 PM
- February 26 – Community garage sale (Rain Date – March 5)
- March 8 – Palm Harbor Univ. HS Room 103 7:00 PM
- April 12 – Palm Harbor Univ. HS Room 103 7:00 PM
- May 10 – Palm Harbor Univ. HS Room 103 7:00 PM
- June 14 – **Annual Meeting** Palm Harbor Univ. Teachers Auditorium 7:00 PM

Financial Status at 11/30/2011

Descript.	Budget	Expended	Balance	% Spent
Admin.	\$7,545	\$3,786	\$3,759	50.2%
Maint.	\$17,724	\$6,464	\$11,260	36.5%
Utilities	\$3,700	\$1,554	\$2,146	42.0%
Soc./Rec.	\$600	\$400	\$200	66.7%
Publicity	\$100	\$0	\$100	0.0%
Totals	\$29,669	\$12,204	\$17,465	41.1%

Maintenance Committee -

In the month of November the maintenance committee installed additional sprinkler lines & heads on the north side of the park at a cost of under \$350. Bids by two contractors were both over \$1,000. Sodding of this area will be done in the coming months. Hopefully we will get some volunteers to help. Some minor tree trimming was also done by both the committee and J.R. New signs were installed by the lake to prohibit swimming, fishing & boating. The lake fountain failed in Nov., as a result of deterioration of the well point apparatus. Repair was achieved, however further complications have occurred which will be corrected by the time you receive this newsletter. We also plan to improve the shrubbery at the Alderman entrance in the coming months. Any ideas by residents to further enhance the common areas would be appreciated. Your maintenance committee is always looking for ways to beautify and thus increase the value of our properties.

All of us on the Board of Directors would like to wish to all a
Merry Christmas and a Happy New
Year

Board Members

President – Mike Manion 786-1263

mmanion@tampabay.rr.com

Recording Secretary – Edwinna Kozlowski 474-6240

ejkscouts@yahoo.com

Vice President – Joan McNeill 787-6827

jomac1998@verizon.net

Corresponding Secretary – Vacant

(need a volunteer)

Treasurer – Bob Griffiths 789-9309

brgriffiths@tampabay.rr.com

Maintenance – Bob Griffiths 789-9309

brgriffiths@tampabay.rr.com

Director – Jerry Kozlowski 474-6240

kozlowski_g@yahoo.com

Web Master – Rick Thompson 466-8478

ricktinfla@yahoo.com

Help support these businesses that help support our association!

Jodie Ballard
District Manager
727-709-7872
Palm Harbor, FL 34683
ID # 19264898
jodieballard@myarbonne.com
http://jodieballard.myarbonne.com



ARBONNE INDEPENDENT CONSULTANT
BOTANICALLY BASED SKIN CARE, COSMETICS & NUTRITION PRODUCTS

Bill's SuperGas →
and
auto service center

More Than Just A Gas Station!

Bill Gallant
1003 Florida Ave.
Palm Harbor, Florida
(727) 787-5588
www.BillsSuperGas.com

Maxim Nails & Spa
Professional Nail Care For Ladies & Gentlemen
• Pink & White • Spa Pedicure
• Gelish Manicure • Waxing • Facial
Other nail services are also available
Mon - Sat 9:30am - 7pm
Walk-ins Welcome
Gift Certificate Available
683 Alderman Rd.
Palm Harbor, FL 34683
727.785.2555



New Customers - 10% off

Jr.'s Lawn Maintenance & Odd Jobs

Landscaping • Irrigation Repair
Bushes, Palm, & Tree Trimming
Sod • Painting • Etc.



(727) 773-1539

ICAC

AIR CONDITIONING AND HEATING INC.
727-455-0930
CAC 1815568

HAIR CONCEPTS
FULL SERVICE SALON



3023 Alt. 19 N
34683
727 786-2790

BROKEN GARAGE DOOR?
Broken Springs • Rollers • Cables Etc.
Same Day Service on all Doors & Openers
Honest, Reliable, 37 year Local Resident
FREE Service Call with Repair
Your Neighborhood Repair Man
727-504-4948 7 Days a Week

FIFTH THIRD BANK

Patrice Fryer
Assistant Vice President
Financial Center Manager

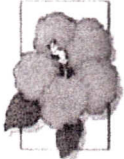
Tel. 727.787.2265
Fax 727.781.6914
patrice.fryer@53.com
www.53.com

Palm Harbor Financial Center
1027 Nebraska Ave
MD T42316
Palm Harbor, FL 34683

Emily's
Family Restaurant
Serving Lunch and Breakfast
Open 7 Days A Week • 6:30AM to 2:30PM

2609 Alt. 19 N.
Palm Harbor, FL 34683
727-786-7407

Linda Jean Johnson, D.D.S.
Key West Center
2706 Alt 19, Suite 107
Palm Harbor, FL 34683
727-785-4716
Dentistry with a gentle touch



Conforti CHIROPRACTIC AND WELLNESS CENTER, INC.



4040 TAMPA ROAD
OLDSMAR, FL 34677
813.818.7499 813.818.7269 FAX
WWW.CONFORTI-CHIROPRACTIC.COM

DR. CARL CONFORTI
CHIROPRACTIC

Pool/Spa Service Contractor
C-10592


Bob Huebner
Owner/Service Tech.
727-786-4722

North Pinellas Pool Service
Service/Weekly Maintenance/ Repairs

1225 Eniswood Pkwy
Palm Harbor, FL 34683

25+ Years Experience in Service

Country Boy Family Restaurant



1353 Main Street
Dunedin, FL 34698

Mario Constantinou
(727) 734-9108
CBR_98@yahoo.com

Since 1985

Visit www.hiddenlakehoa.com for advertiser specials

The Board of Directors do not endorse or accept responsibility for the work performed by companies that advertise in our newsletter. However, we do ask that you patronize the businesses that show an interest in our community.