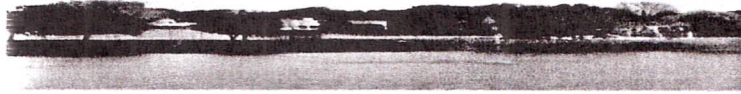


May  
2011



Hidden Lake Homeowners Association of Pinellas, Inc  
PO Box 720  
Palm Harbor FL 34682

# Hidden Lake Newsletter

From the President,

The Board of Directors has been working the last few months on recommendations for some changes and possible additions to our deed restrictions & by-laws. After reviewing the recommended additions and changes the board has decided to have a committee to recommend any changes or additions during the next fiscal year. We are asking for volunteers to step up at the June annual meeting to be a part of this committee.

As most of you know, we have sustained a great deal of tree damage in the park. Most of the damage has been removed; however one of the large oak trees will need to be totally removed. We are working on obtaining a permit from the county, and hiring a contractor to remove the tree. We have also some erosion near the lake that we will need to repair as well. This area is dangerous and we ask all to avoid the tree and the eroded areas near the lake.

We need to have a quorum for the annual meeting, so we encourage you to please attend, or at the least send in your proxy. I hope to see you all there.

Mike Manion  
HLHOA President

**Reminder: The Hidden Lake Annual Meeting is being held on Thursday June 9, 2011 6:45 p.m. in the Teacher's Auditorium of Palm Harbor University. If you are not planning on attending fill out the proxy (included in this newsletter) and mail to:**

**Hidden Lake Homeowners Association of Pinellas, Inc.**

**PO Box 720**

**Palm Harbor, FL 34682-0720**

**Or turn your proxy into any Board Member.**

**ATTENTION ALL HOMEOWNERS:** Hidden Lake Board of Directors Needs YOU!!

There are two (2) positions open for the Board this year, as well as many new committee's that need to be formed. Whatever time you can give to OUR community will help to make it SHINE. Remember we need to work together! The Board can't do it alone, so call any Board Member and Volunteer today!

# VISIT HIDDEN LAKE SPONSORS



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Financial Center Manager

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

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For your electrical needs call - **SI Electric - 727-433-2088**

Want to have your Business Card reach every home in our Community with every Newsletter?  
Become a Sponsor Today!! For Information Contact any Board Member!!



### **Maintenance :**

Maintaining the Hidden Lake common property this past year has been a challenge. The April storm wind severely damaged a tree in the park that will need to be removed. The rain from this storm also caused erosion problems in two areas by the lake in need of repair. This work could not be done by volunteers (if we had any) so outside contractors are required and quotes are being solicited.

Many of our residents are doing a fine job of keeping up with their lawns, however, a number of properties need attention. Please, help us keep all our property values maintained by at least mowing and/or landscaping your front yard. Xeriscaping is certainly acceptable; however, even that landscaping needs timely tending. Please help us by keeping an attractive appearance so the community as a whole, is a pleasant place to reside.

#### **Committee help needed –**

We are desperately in need of volunteers to serve on committees to assist the board of directors. Article IX of our By-laws names several committee needs, but the critical ones are the maintenance and architectural control committees. As board members we get many complaints and try to resolve them, however, it would be a huge help if some residents (even past board members) would step up to the plate and provide just a few hours a month to help their community. Too busy? The board members are also busy, some working full time, but they answer the call, some serving multiple terms. A few people have been doing ALL the work and this isn't fair, if you care at all, about the community, **STEP UP** and assist on a committee, otherwise accept the consequences that some properties will continue to look poorly and drive the value of the homes down (in the case you may be thinking of selling in the future!).+9

#### **Finance –**

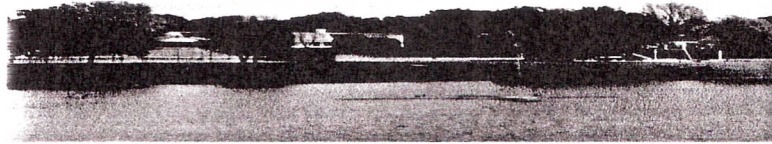
It's been a tough year budget wise due to the extensive landscaping work that was needed as well as the extra work resulting from the storm in April. We will have exceeded the annual budget by \$2,000. To \$3,000. (depending on the work done); however, there were some funds remaining from prior years that may cover this extra cost. We will need to increase the assessment in the upcoming year by \$5.00 totaling for the year \$190.00 due to higher expected costs.

Please pay your assessment no later than July 31<sup>st</sup> so we can avoid the extra expense (and work) of sending out certified return receipt letters and also could result in costly attorney's fees.

Hidden Lake Homeowners Association is on the web. Visit us at <http://www.hiddenlakehoa.com>  
The website has many useful links, as well as the sitting Board Members telephone numbers and email address's. Also, as a friendly reminder, Visit the Hidden Lake Sponsors.

#### **DISCLAIMER**

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.



#### **ARTICLES IX-COMMITTEES**

The Board of Directors shall appoint an Architectural Control Committee Chairperson and a Maintenance Committee Chairperson, both of whom shall be Board Members. The President shall appoint other standing committees as follows:

Audit Committee/Financial Control  
Block Captain/Welcoming Committee  
Publicity Committee  
Recreation Committee  
Neighborhood Watch Committee

Unless otherwise provided herein, each committee shall consist of a chairperson who shall be appointed by the President and two (2) or more members and shall include a member of the Board of Directors for Board contacts. The President and/or the Board of Directors may appoint such other committees as deemed advisable.

We've said it before, and we will say it again. We need help in overcoming the challenges of our Community. Hidden Lake By-Laws dictate that we are suppose to have others involved. This is your community too. Remember you get out of your community what you put into it!! No matter how busy you are, a few hours a month donated to where you live is a rewarding experience. Come to the Annual Meeting on June 9<sup>th</sup> and volunteer.

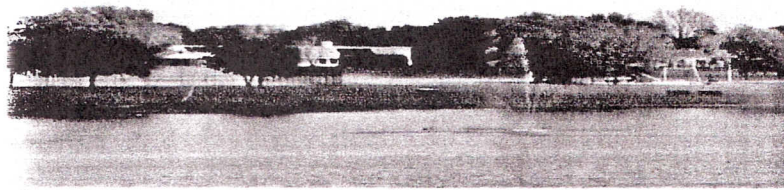
#### **Board Members**

**President – Mike Manion 786-1263**  
[mmanion@tampabay.rr.com](mailto:mmanion@tampabay.rr.com)  
**Vice President – Mary Bernsee 798-4007**  
[mbernsee@tampabay.rr.com](mailto:mbernsee@tampabay.rr.com)  
**Treasurer – Bob Griffiths 789-9309**  
[brgriffiths@tampabay.rr.com](mailto:brgriffiths@tampabay.rr.com)  
**Recording Secretary – Joan McNeill 787-6827**  
[jomac1998@verizon.net](mailto:jomac1998@verizon.net)  
**Corresponding Secretary –**  
**Edwinna Kozlowski 474-6240**  
[ejksouts@yahoo.com](mailto:ejksouts@yahoo.com)  
**Director-Rick Thompson 466-8478**  
[ricktinfla@yahoo.com](mailto:ricktinfla@yahoo.com)

#### **SPECIAL NOTICE TO THE COMMUNITY**

Any person owning or in custody of a dog must keep each dog on a leash when the dog is outside of the Owner's Lot. Hidden Lake Subdivision considers and follows Pinellas County Code Part II Chapter 14 Section 14-30 Public Nuisance Animals, stating whoever has leash control of each dog within the Subdivision is responsible for animal waste pick-up and proper disposal from all areas otherwise be in violation herein with the possibility of penalties.





Hidden Lake Homeowners Association of Pinellas, Inc.

May 18, 2011

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**INVOICE FOR ANNUAL ASSESSMENT**

**July 1, 2011 – June 30, 2012**

**AMOUNT DUE:        \$190.00**

**DATE DUE:            July 1, 2011**

**PLEASE MAKE CHECKS PAYABLE TO:**

**HIDDEN LAKE HOMEOWNERS ASSOCIATION OF PINELLAS, INC.**

P.O. Box 720

Palm Harbor, FL 34682-0720

PLEASE INDICATE YOUR LOT NUMBER ON YOUR CHECK. This can be found in the Directory. Late receipt of payment will bear a penalty of \$25.00. Please avoid this unnecessary expense. Assessment will be referred to HLHOA attorney for collection if not received by Oct. 1, 2011.

**REMINDER: ANNUAL MEETING on Thursday, June 9, 2011  
6:45 p.m. in the Teacher's Auditorium of Palm Harbor  
University**

<b>Hidden Lake</b>				
<b>Home Owners Association</b>				
<b>Budget - 11/12</b>				
		<b>Approved</b>		<b>Revised</b>
		<b>10/11</b>	<b>10/11</b>	<b>11/12</b>
<b>ITEM</b>	<b>DESCRIPTION</b>	<b>BUDGET</b>	<b>Est. Actual</b>	<b>Budget</b>
<b>1. ADMINISTRATION</b>				
1.1	DIRECTORIES	250	217	-
1.2	INSURANCE	4,000	3,714	3,800
1.3	LEGAL FEES/REGIST.	2,000	1,951	2,000
1.4	OFFICE SUPPLIES	125	122	150
1.5	POSTAGE	225	201	225
1.6	COPY PRINTING	250	374	350
1.7	TAXES	100	130	150
1.8	STORAGE CENTER	530	526	530
	WEBSITE		120	240
1.9	MEETING ROOM	105	77	100
<b>TOTAL ADMINISTRATION</b>		<b>7,585</b>	<b>7,432</b>	<b>7,545</b>
<b>2. MAINTENANCE</b>				
2.1	LAWN CUTTING	10,800	10,400	11,400
2.2	LAKE SERVICE	1,824	1,824	1,824
2.4	IRRIGATION SYS.	1,200	1,185	1,400
2.5	LANDSCAPING	1,500	4,147	2,300
2.7	PLAY/PARK REP	500	307	400
2.8	ELECTRICAL	300	833	400
<b>TOTAL MAINTENANCE</b>		<b>16,124</b>	<b>18,696</b>	<b>17,724</b>
<b>3. UTILITIES</b>				
3.1	ELECTRICITY	2,700	2,677	2,800
3.2	WATER	600	890	900
<b>TOTAL UTILITIES</b>		<b>3,300</b>	<b>3,567</b>	<b>3,700</b>
<b>4. SOCIAL/RECREATION</b>		<b>600</b>	<b>709</b>	<b>600</b>
<b>5. PUBLICITY</b>		<b>100</b>	<b>68</b>	<b>100</b>
<b>TOTAL BEFORE RESERVES</b>		<b>27,709</b>	<b>30,472</b>	<b>29,669</b>
<b>6. RESERVES</b>		<b>Add'l</b>	<b>Expended</b>	
6.1	WALL/ENTRANCES	1,000	960	1,000
6.2	PLAYGROUND EQUIP	500	-	-
6.3	LAKE MAINT.	-	-	-
6.4	IRRIGATION SYS.	500	-	500
6.5	TENNIS COURTS	1,000	7,100	1,500
6.6	GENERAL RSVE.	500	-	-
<b>TOTAL RESERVES</b>		<b>3,500</b>	<b>8,060</b>	<b>3,000</b>
<b>TOTALS</b>		<b>31,209</b>	<b>38,532</b>	<b>32,669</b>
		<b>\$ 181.45</b>		<b>\$ 189.94</b>
<b>Source of funds</b>				<b>\$ 190.00</b>
				<b>32,680</b>
<b>Total</b>				



**LIMITED PROXY**

The undersigned, owner(s) or designated voter of Lot No. \_\_\_\_\_  
In the Hidden Lake Subdivision appoints:

[PERSONS ATTENDING MEETING DO NOT PRINT YOUR OWN NAME]  
or Michael Manion, President as my proxy holder to attend the meeting of the members of Hidden Lake Homeowners Association of Pinellas, Inc., to be held June 9, 2011 at 6:45 PM at Palm Harbor University High School, to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxy holder's authority is limited as indicated below:

GENERAL POWERS (You may choose to grant general powers, limited powers, or both. Check "General Powers" if you want your proxy holder to vote on other issues which might come up at the meeting and for which a limited proxy is not required).

\_\_\_\_\_. I authorize and instruct my proxy to use his or her best judgment on all other matters which properly come before the meeting and for which a general power may be used:

1. Authorize board to rollover excess operating funds      FOR \_\_\_\_\_ AGAINST \_\_\_\_\_  
    - REQUIRED TO AVOID INCOME TAXATION

Date \_\_\_\_\_

\_\_\_\_\_  
Signature(s) of Owner(s) or  
Designated Voter

\*HOMEOWNERS DO NOT WRITE BELOW THIS LINE\*

**SUBSTITUTION OF PROXY HOLDER**

TO BE FILLED IN BY PERSON YOU CHOOSE TO ATTEND THE MEETING IF THEY CANNOT ATTEND.

The undersigned, appointed as proxy holder above, designates

\_\_\_\_\_ to substitute for me in voting the proxy set forth above.

\_\_\_\_\_  
Signature of person attending meeting

Date: \_\_\_\_\_

\*THIS PROXY IS REVOCABLE BY THE UNIT HOMEOWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.