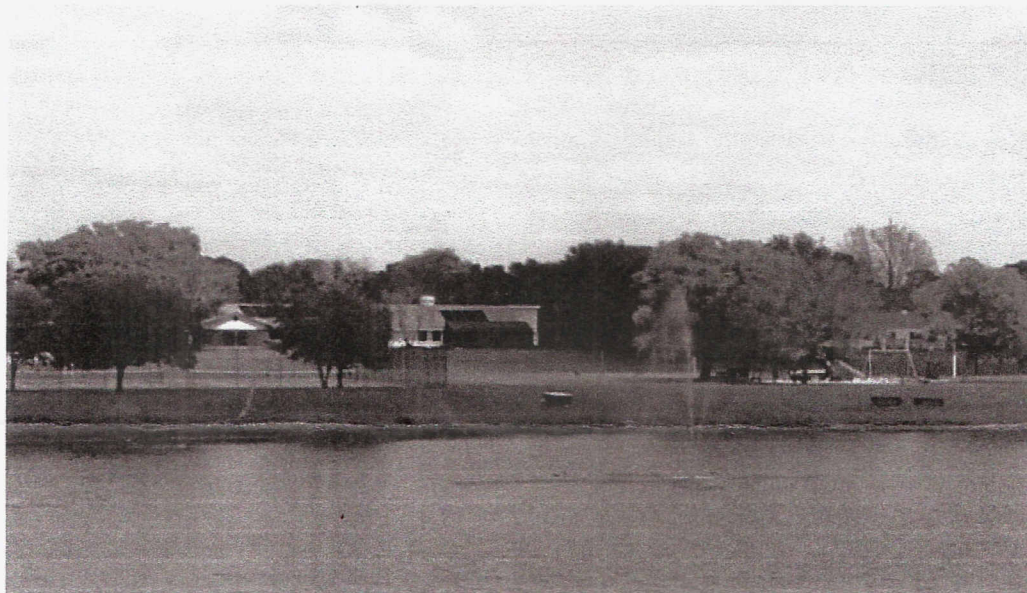


Hidden Lake Homeowners Association of Pinellas, Inc.

Newsletter – May, 2013



Letter from the President

We are fast approaching our annual members meeting. At this meeting we will have a guest speaker from the Pinellas County Sheriff's Office, The Treasurer's report and budget for the upcoming year, the choice of one garbage collection company for our neighborhood, discussion for a new pump house / storage unit, and the replacement of the playground equipment.

We have had several companies inspect our playground equipment and they all indicated that what we have is unsafe and needs to be replaced. This is a high priority for the BOD and we are already exploring our options for replacing the playground equipment. To keep within a reasonable cost we need volunteers in the removal of the existing playground equipment and the installation of the new ground cover for the playground area. If you can help so that we can keep the cost down please let us know that you can assist us in this important task by the June meeting.

There are a few openings for the next board of directors. If you are interested in serving on the BOD for a two year term please contact one of the current BOD or send us an e-mail via our web site.

This is a very important meeting and your decisions on several items will require you to attend or submit your proxy. I hope to see all of you at this year's members meeting.

Yours,
Mike Manion
President HLHOA

Upcoming Events

- June 1 – 2:00-10:00 pm
Parrot Head Party
Downtown Palm Harbor
- June 13 – 6:45 pm
**Annual Meeting
Auditorium**
- July 13 – 7:00-9:30 pm
Dinner Theatre
The Centre, Palm Harbor
- August 17 – 7:30 pm
Wearable Art Fashion Show
Dunedin Fine Art Center
- September 7-8, 9:00-5:00 pm
Home Show
Innisbrook Resort & Spa
- October 26 – 9:00-2:00 pm
Electronics & Chemical
Mobile Collection
Home Depot (19 & Curlew)

Have something to share? Email
Lauren Vonderau with your
request at
lvonderau@ccfninsurance.com

Board Meetings

2nd Thursday of the month
7:00 pm- Palm Harbor University
Room 103

- **June 13 – Annual Mtg. (Auditorium) 6:45 PM**
- July-August – NO MEETING
- September 12, 2013
- October 10, 2013
- November 14, 2013
- December – NO MEETING
- January 9, 2014
- February 13, 2014
- March 13, 2014
- April 10, 2014
- May 8, 2014

Waste Removal Services

UPDATE

As you know, our community has the opportunity to receive a considerable savings in our residential waste collection. The purpose of looking into one waste collection service for our entire community was to: (1) receive a discounted rate per household; (2) reduce the number of trucks passing through our neighborhood (which is wear and tear on our roads); (3) keep garbage collection down to two specific days per week (traffic control); and (4) one bill for the entire year (less bills to pay). Each household will have the opportunity to vote on this at our June meeting either in person or by proxy.

This service would be provided by Progressive Waste Services (formerly WSI) and it would be for two day per week pick up (Mondays and Thursdays). The cost to each household would be \$13.00 a month for basic trash removal with the option of \$2.00 per month for recycling. For us to receive the discounted rate, all households have to participate in this program. Progressive will provide each household with a 96 gallon container or we can opt to use our own containers. This still includes landscaping debris, brush/tree trimmings, etc. as they currently do. This is a savings of approximately \$108.00 per year per household. A special assessment of \$156.00 per household for regular trash collection **OR** \$180.00 per household to include recycling will need to be collected to pay for these services. Vote on June 13!

Treasurer's Summary

As a result of under running the budget in the current year we will have surplus funds at 6/30/2013.

The administrative expenses were lower as a result of not having to have any legal action against residents for not complying with the revised by-laws. Most owners have taken action to make the improvements required. Copy printing was less than budget due to publishing newsletters on our website.

The maintenance expenses were also lower than budget due to rate changes and much of the irrigation work being handled by community volunteers. The 12/13 budgeted upgrade of the playground has been delayed, mainly due to funding requirements - the cost of replacing the existing playground equipment will be much higher than anticipated. The increased 13/14 budget amount for the Play/Park Repair includes the initial phase of upgrading the playground.

Should the trash collection be approved, all residents will be provided with a second invoice that will be mailed after the annual meeting.

Maintenance Report as of 4/30/13

We are in the process of up grading the parks playground equipment due to the old equipment is starting to need a lot of maintenance. It also has a few safety issues that were brought to our attention.

The walls at the entrances need to have mold and mildew removed. So, we are in the process of hiring this out to be done.

If you haven't been down to the park lately, we have planted some scrubs around the front of the tennis courts. We are also looking into putting some benches inside the tennis courts.

The pump house on the west end of the lake was demolished and the irrigation controller/timer relocated to just behind the hedge along the road. In conjunction with this work, there was considerable erosion on that hillside and fill dirt was brought in as well as new sod.

The excessive debris at the west end of the lake was cleared. Initial work was done by resident volunteers, but it became evident that we had neither the ability nor the needed equipment to do the job.

The benches at the lake side and in the playground were refurbished by resident volunteers.

Much of the irrigation maintenance was performed by resident volunteers.

Thank you volunteers!

Miscellaneous

A special thank you goes out to those homeowners who have received and responded to letters regarding property improvements in our neighborhood. Your efforts to keep our community looking beautiful are truly appreciated! Thank You!

Board Members

Mike Manion, President	786-1263
Jerry Kozlowski, Vice President	474-6240
Bob Griffiths, Treasurer	789-9309
Lauren Vonderau, Recording Secretary	434-2220
Jim Rhyne, Corresponding Secretary	447-2425
Lisa Cleveland, Director	771-2955
Charles Gauna, Director	763-6626

Quote of the Month:

"The impersonal hand of government can never replace the helping hand of a neighbor."

– Hubert H. Humphrey

Hidden Lake HOA				
Budget 2013 - 2014				
		Approved		Approved
		12/13	12/13	2013 - 14
ITEM	DESCRIPTION	BUDGET	Est. Actual	BUDGET
1. ADMINISTRATION				
1.1	DIRECTORIES	200	223	-
1.2	INSURANCE	2,200	2,154	2,200
1.3	LEGAL FEES/REGIST.	4,000	2,310	3,000
1.4	OFFICE SUPPLIES	175	123	150
1.5	POSTAGE	225	209	210
1.6	COPY PRINTING	500	202	250
1.7	TAXES	175	164	200
1.8	STORAGE CENTER	530	526	600
	WEBSITE	240	240	240
1.9	MEETING ROOM	125	134	150
TOTAL ADMINISTRATION		8,370	6,285	7,000
2. MAINTENANCE				
2.1	LAWN CUTTING	11,400	10,500	10,200
2.2	LAKE SERVICE	1,900	1,897	1,900
2.4	IRRIGATION SYS.	2,000	765	1,600
2.5	LANDSCAPING	6,400	6,427	6,500
2.7	PLAY/PARK REP	2,000	848	13,000
2.8	ELECTRICAL	1,000	1,259	1,000
TOTAL MAINTENANCE		24,700	21,695	34,200
3. UTILITIES				
3.1	ELECTRICITY	2,900	2,891	3,000
3.2	WATER	900	1,087	1,000
TOTAL UTILITIES		3,800	3,978	4,000
4. SOCIAL/RECREATION		600	952	600
5. PUBLICITY		80	49	100
TOTAL BEFORE RESERVES		37,550	32,959	45,900
6. RESERVES				
6.1	WALL/ENTRANCES	900		1,500
6.2	PLAYGROUND EQUIP			
6.3	LAKE MAINT.	500	2,400	400
6.4	IRRIGATION SYS.			
6.5	TENNIS COURTS	1,600		1,600
6.6	GENERAL RSVE.			
TOTAL RESERVES		3,000	2,400	3,500
TOTALS		40,550	35,359	49,400
				287.21
Source of funds				
Assessments (172 X \$235)				40,420
2012-2013 Carryover (Estimated)				9,070
Total				49,490

LIMITED PROXY

Homeowner Name: _____ (Please Print)

Block/Lot No: _____ in the Hidden Lake Subdivision, Palm Harbor, Florida.

The undersigned owner appoints: _____
PERSON ATTENDING MEETING (PROXY HOLDER)

or, if left blank, 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 13, 2013 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, or limited powers. Please initial below if you want your proxy holder to vote on other issues which may arise 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 GENERAL POWERS may be used.

_____ (initials of homeowner)

1. Authorize board to rollover excess operating funds **FOR** _____ **AGAINST** _____

- REQUIRED TO AVOID INCOME TAXATION

Date: _____

Signature of Owner

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.

Date: _____

Signature of person attending meeting

*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.

SINGLE COMPANY TRASH COLLECTION BALLOT

Homeowner Name: _____ (Please Print)

Block/Lot No: _____ in the Hidden Lake Subdivision, Palm Harbor, Florida.

Deadline for Ballot: June 13, 2013 at 6:45 p.m.

Method of Delivery:

- Bring the filled out form with you to the annual meeting on June 13, 2013; **OR**
- Attach this form to the proxy you are submitting.

Only one (1) ballot allowed per household.

Single Company Trash Collection:

Approval for HLHOA to enter into Contract with
Progressive Waste Services for the Entire Community
(\$156.00/year per household)

FOR ____ AGAINST ____

Approval for HLHOA to enter into Contract with
Progressive Waste Services for the Entire Community
to include collection of recycling materials at an
additional cost of \$24.00/year per household
(\$156.00 + \$24.00 = \$180.00/year per household)

FOR ____ AGAINST ____

Approval of the above authorizes the HLHOA Board of Directors to collect funds as a special assessment.

Date: _____

Signature of Owner



Hidden Lake Homeowners Association of Pinellas, Inc.

May 23, 2013

INVOICE FOR ANNUAL ASSESSMENT
July 1, 2013 – June 30, 2014

AMOUNT DUE: **\$235.00**

DATE DUE: **July 1, 2013**

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.

. All assessments are due in full by the due date or will incur additional penalties and/or collection fees from the Association attorney under the terms described in the Association By-Laws.

REMINDER: ANNUAL MEETING on Thursday, June 13, 2013
6:45 PM in the Teacher's Auditorium of Palm Harbor University