

Hidden Lake News

HOA Annual Board Meeting – June 9, 2016

Letter from the Board:

Hello all--

I want to thank everyone who has volunteered over the past year to assist in our community. Board members have helped behind the scenes, as well as in the trenches, to help get so many things completed. We have had a few residents come and help -- it is very much appreciated. We have been able to recently replant quite a few squares of sod, as well as planting some attractive shrubs at both entrances, plus the park entrance, to really jazz up our shared land. The community bulletin board at the park has been updated and looks great. We've been able to accomplish a lot in a short period of time. But, we do have more to complete.

The two biggest needs you will see outlined in this newsletter – the cleanliness of our lake and each of us following our community rules. For the lake, we will be working with the Pinellas County watershed management organization and researching what several contractors are offering, to help clean the algae and sediment out of it. We will then participate in a county program that will give us plants for free to beautify it.

For the community rules, we've seen some people have a "day off" from the rules, but also those who consistently disobey them. These community by-laws were provided to all residents and are available on our website. Once we live here, we must make the community better by abiding by these rules. If there is anything you do not agree with, please come to one of our monthly board meetings. We are just the enforcers – if you see a true issue with one of the rules, we can bring it to the community to be voted on and changed. This is OUR community, so let's continue to make it a great place to live

Gail Anderson
President HLHOA

president@hiddenlakehoa.com

Treasurer's Report

The expected expenditures for the current year will be within budget. The 2016-17 budget will provide funds for some additional amenities in the park and funds for aquatic plants at the perimeter of the lake.

Hidden Lake Home Owners Association Annual Meeting

The annual meeting will be held in the teacher's auditorium of Palm Harbor Univ. HS on June 9, 2016. We hope you will attend, but if you cannot, please be sure to complete the proxy that is included with this newsletter and give it to a board member ASAP.

There will be four open positions on the Board of Directors. Each Board member serves 2 year terms. We encourage our Hidden Lake Home Owners to volunteer and become of Board member. You'll be participating in your community.

Hidden Lake Resident

It is with great sadness that the Board acknowledges the passing of a long time Hidden Lake resident, Rod Bradley. Rod was one of the first home owners in Hidden Lake. The Board offers our sincerest condolences to Rod's family and friends.

Community Improvements

The Lake

Our community is known and named for its **HIDDEN LAKE**. We have done very little to care for our lake over the years and it is starting to show. We have had a company spray for algae and what it has gotten us is a lake bottom layered with muck. The board has decided in the coming fiscal year(s) to research clean-up of our lake. As we find additional information, it will be passed along in future newsletters.

There are ways you, as residents of Hidden Lake, can help. Much of the street drainage flows into our lake and any debris including grass, leaves, pollen, fertilizer, etc. that enters the lake has organic materials that end up creating algae (just take a look at the lake and you will see the results). Please, do what you can to keep this kind of material from the street. Do not blow off any grass or leaves into the street.

Architectural Control

We want to remind all residence and especially new ones that when you are planning to make any changes to your home or major changes to your yard you are required to have the approval of the Board Of Directors before you commence.

On building issues even though you have County Approval with Permits you cannot proceed without the Board Of Directors approval; if you do you can be asked to remove what was done at your added expense. Your Board Of Directors, as appointed by the Community, has the responsibility and the obligation to keep Architectural Unity within the Community.

All residents should have a copy of our By Laws and Deed Restrictions. Please review to ensure that you follow the all requirements as a member of the Hidden Lake Homeowners Association. If you do not have a copy of the current By Laws and Deed Restrictions please contact the Board to obtain a copy. Let us all do what is right for our Community.

Community Activities

Did you know that Hidden Lake offers the families in our community the following facilities for your enjoyment? We have a basketball hoop/backboard, a Volleyball area, a Tennis Court, and Horseshoes are available. In addition did you know we recently had one of our Tennis Courts striped to play Pickleball? Thanks to one of our residence for doing this at no cost to our community.

We are very fortunate to have over 3 acres of land and a lake as a place where we can enjoy nature. We encourage all residences to come out and see what you have at your convenience and enjoyment.

The Hidden Lake Board of Directors are here to serve you and help all to appreciate and enjoy what is available. With your help we can make Hidden Lake a place where future families will want to live! YES WE CAN DO IT!!!!!!!!!!!!

News Around Our Community

Recently we had a situation where due to cars from one residence being parked on both sides of the street a safety service vehicle could not pass.

After conferring with the county we found that we could institute parking on one side only. This would certainly make some people unhappy, so instead for the time being we would like to ask that if you have more vehicles than you can park in your garage and driveway that you would park them on one side of the street only in front of your residence.

Also, we have had some complaints about noise late at night. While we do not have requirements in our bylaws or deed restrictions to address this situation, the county has a noise restriction Ordinance in place from 11pm to 7am so perhaps we could be considerate of others and follow these restrictions.

Neighborhood Watch by Patti Molli



Did you know we participate in the county Neighborhood Watch program? If you are interested in becoming a part of the Watch, please e-mail Gail at president@hiddenlakehoa.com.



Hello Neighbors,

I would like to say that Jim McNeil and I had the privilege of attending the Pinellas County Neighborhood Watch Awards luncheon to receive a Special Recognition from Sherriff Bob Gualtieri for our community. It was a good experience to see what other neighborhoods are doing to help prevent crime.

I promised an article on home invasions but many other interesting items have come up:

Many of you are signed up and received the Sheriff's bi-monthly newsletter via email, but many I'm afraid have not signed up. The newsletter advises citizens of what the Sheriff's Office is doing in the community, upcoming events, awards and crime prevention tips. The current newsletter has safety tips to commemorate March as National Fraud Prevention Month.

If you have not signed up, I encourage you to do so. It takes just a minute to go the Sheriff's Office web page, www.pcsoweb.com and scroll down to the bottom right corner of the home page.

Fraud Alerts: Organizations around the world lose about 5 percent of their annual revenues to fraud, according to an Association of Certified Fraud Examiners report.

Unfortunately, scammers don't just target organizations. From homeowners and philanthropists to

Unfortunately, scammers don't just target organizations. From homeowners and philanthropists to grandparents and online shoppers, anyone can be the next victim of fraud.

As the awareness week approaches, take note of a few key tips to keep you - and your dollars - safe:

- Be vigilant - ask questions!
- Don't give money to get money.
- Research, research, and more research!
- Don't provide credit card information via telephone.
- Don't use your bank account to clear funds.
- If in doubt, call PCSO at 582-6200

During International Fraud Awareness Week, the Pinellas County Sheriff's Office will host 10 presentations to discuss tips like these as well as the top 10 most common scams of which to be aware. For a list of all locations see:

http://www.pcsoweb.com/Data/Sites/1/media/extra-pdf/2015_fraud_awareness_week---Flyer.pdf?utm_source=November+3%2C+2015&utm_campaign=Inside+the+Star&utm_medium=email

Tailgate Thefts: Since the middle of February, 3 tailgate thefts from pickup trucks have been reported to the Sheriff's Office from North Pinellas County. These thefts have occurred during the day and overnight. The trucks so far have been full size Fords between 2008-2016 model years. However, all modern pickup trucks feature easy to remove tailgates regardless of the make. Tailgate removal usually only requires the tailgate be opened about half way and the tailgate can simply be lifted off the hinges.

If your tailgate has a locking tailgate handle lock, I encourage you to use it. In addition, locks can be purchased to secure tailgates manufactured without a factory style lock. Especially if they have the backup camera built in. These go for a good price.

REMEMBER IF YOU SEE SOMETHING.....REPORT IT!!!! The police can't be everywhere and they count on us too.

Have a great summer!!

Patti Molli

Neighborhood Watch

Welcome Our New Neighbors!!

The Board welcomes the following new residents to the Hidden Lake Community:

| | |
|-------------------------|-----------------------|
| Ginger & Dana Noble | 2606 Rolling Oaks Dr. |
| Dennis & Linda Smyth | 1195 Ridgecrest Ct. |
| Crystal Thomas | 1061 Northridge Dr. |
| Gene & Bonnie Gustafson | 1988 Hidden Lake Dr. |



Hidden Lake Homeowners Association of Pinellas, Inc.

May 20, 2016

INVOICE FOR ANNUAL ASSESSMENT
July 1, 2016 – June 30, 2017

AMOUNT DUE: **\$350.00**

DATE DUE: **July 1, 2016**

REMINDER: This Annual Assessment includes community wide garbage collection from **7/1/2016 to 6/30/17**.

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.

If preferred, you can bring your check to the annual meeting.

REMINDER: ANNUAL MEETING on Thursday, June 9, 2016
6:45 PM in the Teacher's Auditorium of
Palm Harbor University

**Hidden Lake
Home Owners Association**

Fiscal Year 2016/2017 Budget

| ITEM | DESCRIPTION | 15 - 16 BUDGET | Est. Actuals | Balance | 2016-17 BUDGET |
|------------------------------|--------------------|-------------------|-----------------|---------------|-------------------|
| 1. ADMINISTRATION | | | | | |
| 1 | DIRECTORIES | 300 | 313 | (13) | - |
| 1 | INSURANCE | 2,400 | 2,096 | 304 | 2,300 |
| 1 | LEGAL FEES/REGIST. | 2,000 | 1,284 | 716 | 1,500 |
| 1 | OFFICE SUPPLIES | 200 | 148 | 52 | 200 |
| 2 | POSTAGE | 300 | 244 | 56 | 250 |
| 2 | COPY PRINTING | 400 | 400 | - | 500 |
| 2 | TAXES | 150 | 146 | 4 | 150 |
| 2 | STORAGE CENTER | 600 | 591 | 9 | 600 |
| | WEBSITE | 252 | 252 | 0 | 264 |
| 2 | MEETING ROOM | 100 | 51 | 49 | 60 |
| TOTAL ADMINISTRATION | | 6,702 | 5,525 | 1,177 | 5,824 |
| 2. MAINTENANCE | | | | | |
| 2 | LAWN CUTTING | 10,800 | 10,800 | - | 10,800 |
| 2 | LAKE SERVICE | 2,040 | 2,064 | (24) | 4,000 |
| 2 | IRRIGATION SYS. | 1,400 | 923 | 477 | 2,000 |
| 3 | LANDSCAPING | 3,200 | 4,723 | (1,523) | 3,600 |
| 3 | PLAY/PARK REP | 7,500 | 2,512 | 4,988 | 5,500 |
| 3 | ELECTRICAL MAINT. | 1,000 | 479 | 521 | 1,000 |
| TOTAL MAINTENANCE | | 25,940 | 21,502 | 4,438 | 26,900 |
| 3. UTILITIES | | | | | |
| 3 | ELECTRICITY | 2,800 | 2,087 | 713 | 2,400 |
| 3 | WATER | 1,000 | 1,092 | (92) | 1,200 |
| 3 | TRASH Jan-Jun '15 | 26,680 | 25,903 | 777 | 26,680 |
| TOTAL UTILITIES | | 30,480 | 29,082 | 1,398 | 30,280 |
| 4. SOCIAL/RECREATION | | 600 | 658 | (58) | 600 |
| 5. PUBLICITY | | 100 | 43 | 57 | 50 |
| TOTAL BEFORE RESERVES | | 63,822 | 56,810 | 7,012 | 63,654 |
| 7. RESERVES | | | | | |
| 7 | WALL/ENTRANCES | 1,000 | - | 7,540 | 500 |
| 7 | PLGND EQUIP | | - | 2,000 | |
| 7 | LAKE MAINT. | 500 | - | 1,500 | - |
| 7 | IRRIGATION SYS. | | - | 2,000 | |
| 8 | TENNIS COURTS | 2,000 | - | 5,500 | 3,000 |
| 8 | GENERAL RSVE. | | - | 3,000 | |
| TOTAL RESERVES | | 3,500 | - | 21,540 | 3,500 |
| TOTALS F/Y 13/14 | | 67,322 | 56,810 | 28,552 | 67,154 |

| | |
|--|-----------|
| Per resident | 390.43 |
| Per resident (W/15-16 carryover balance - \$7,012) | 349.66 |
| Per resident (Assessment) | \$ 350.00 |