

## **Hidden Lake HOA**

### **Summer 2016 Newsletter**

#### **Treasurers Report -**

The annual assessment is due each year by June 30<sup>th</sup>. After July 31<sup>st</sup> it is considered late and by the By-Laws a \$25 late fee is due. Each year we end up with a number of residents that require special attention to collect these funds that are used to pay WastePro for trash collection and the maintenance of our common grounds as well as liability insurance.

I send a courtesy letter (40 this year) about July 20<sup>th</sup> and after the 31<sup>st</sup> I call (if I have the phone #) and in some cases I must go to the residence and knock on the door. Is it asking too much to have residents call me (my # is in the directory) if they expect to be late or are out of town or need to pay over time? I will be more than accommodating if only I would get a call or e-mail ([treasurer@hiddenlakehoa.com](mailto:treasurer@hiddenlakehoa.com)).

#### **Alderman wall –**

Residents living on Northridge Dr. are to be sure their plants, shrubs and trees are not putting any pressure or undermining the wall adjacent to the property. Maintenance of this wall can be very expensive and should your plants, shrubs and trees cause any severe damage to the wall, you could be held personally responsible for repairs. Please check and if necessary, cut back or remove any of these items. Thank you.

#### **Volunteers needed –**

We currently have 6 board members and we really need 7. Our meeting in July needed to be scrubbed due to only 3 board members able to attend due to work commitments of the others. Please consider joining the board to help us make the decisions necessary to maintain our common areas and spend your money wisely.

We also need volunteers as committee members to help with maintenance (not the physical work necessarily), recreation (picnic planning), block captain/ welcoming and neighborhood watch.

PLEASE, help your community by participating. We all 172 pay our assessment, but if you think that is all you need to do, you are wrong. If we all decided that was enough, this community would go downhill very fast.

### **Lake maintenance –**

Our lake has been plagued with algae for some time now and we are exploring ways to remove it from the surface as well as at the bottom. An attempt to skim of the top was made with some success a couple of weeks ago but further work will be needed. Aquatic plants will help.

### **Fall picnic –**

Do you all want to have a picnic when cool weather arrives – late Oct. or early Nov? If you missed last year, be sure to be there this year – we had a ball. Music, games, food and prizes are on the agenda, so show up and **PARTY**. More information will be provided and if you would like to help with the planning, please let a board member know.

### **New residents –**

Stephen Bergstrom	2529 Rolling Oaks Dr.
Barbara Hawkins	2116 Hidden Lake Dr.
Larry & Deana Lantz	2552 Tradewinds Tr.

### **Deed Restrictions**

All residents are required to follow the restrictions spelled out in the Deed restrictions. This includes getting board of directors approval for all

“.....structures, terraces, patios, walls, fences, driveways, poles.....” before work is started. Written plans are required to assure the “...harmony of exterior design...” is maintained in the community. See paragraph 6 of the deed restrictions.

We all recognized the fact that this is a deed restricted community and for good reason. Property values are maintained when everyone complies with these rules. Please take the time to review all the deed restrictions.

### **Trash Collection –**

There are times when WastePro picks up the trash early in the morning. If you need to have your trash picked up, it would be advisable to put it out the night before. WastePro will not make a second trip if trash bins are not found on the first drive thru.