

HIDDEN LAKE NEWSLETTER

JANUARY 2018

PRESIDENT'S CORNER

Greetings on behalf of the Hidden Lake Homeowners Association Board of Directors.

Charter Update. The Charter project is finally nearing completion. Here are a few items for you to be aware of:

1. If you still need a Charter internet modem, please call the number below to arrange for a date and time to have it installed.
2. If you had internet service with a different provider and are now using Charter internet, you can cancel the other provider now.
3. Our bulk internet service is 60 mbps which is a standard speed that works for most users. If you require faster service, you can upgrade to 100 mbps by paying the monthly upgrade fee of around \$10.00 per month. Contact Charter at the number below if you need this upgrade.
4. The new billing arrangement is being finalized. If you had Charter internet service before, you should see that charge drop off your account within the next month or so. It should happen automatically.
5. The new billing to the Homeowners Association will not start until the existing charges stop. You will be notified by our Bookkeeper

when your HOA fees will increase and what the new amount will be.

6. The new number to call for any issue with Charter is 1-855-757-7328. When you get a person on the line, tell them you are a bulk account for internet and cable TV.

We thank you for your cooperation and patience during this project.

Property Insurance. Hidden Lake Declarations require that the HOA provide property insurance for all units and the charge for this is included in your monthly HOA fees. Our insurance policy covers the replacement cost for real property and contents for both exterior and interior damage. Excluded from this coverage are any upgrades that the homeowner added to their unit such as patios and balconies. There is also a \$10,000 deductible that is the homeowner's responsibility if a claim has to be filed. Most people have a personal insurance policy to cover that amount and it is very low cost.

Since our insurance policy is written to Hidden Lake HOA for the benefit of the individual homeowners, it is very important that you contact our Property Manager, Jose Irizarry, or myself as soon as you have a problem so that we can be involved from the beginning if a claim needs to be filed.

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Air Conditioner Overflow Valve Issue.

We recently had a unit at Hidden Lake damaged inside from the overflow valve of the air conditioning system not draining properly. Apparently this has been a problem with units in the past and probably has to do with the age of our buildings. There is an easy and inexpensive fix to avoid this from happening. A safety pan switch (sensor) can be installed in the drain pan that will cut off the air conditioning system if water builds up in the pan, thus preventing water damage from occurring. Heating and air conditioning companies can install this switch. Indoor Solutions is one company that can do this and their charge is between \$66.00 and \$88.00. Please consider having this switch installed in your unit – it could save you and the Association many thousands of dollars.

Hidden Lake Board of Directors. The schedule of our monthly board meetings has changed from the second Tuesday of each month to the second Thursday of each month. February's meeting will be February 8 at 6:30 pm in the clubhouse. Homeowners are welcome to sit in on these meetings. If you have an item to bring before the board, please let me know in advance so that I can put you on our agenda.

Your current board consists of:

Serving through 2018:

Cindy Smith / Wylan Affolter /
Robbie Culpepper

Serving through 2019:

Caroline Hall / Patrice Luttrell /
Sabra Strickland

Serving through 2020:

Nancy Schroeder / Samantha
Cook / Dagmar Shytle

Recent Deaths. Sympathy is extended to the families of the following Hidden Lake residents who passed away in January.

Nellie Hackett – Unit 80
Frankie Kirven – Unit 124

Playground and Tennis Courts. We've had numerous requests that the board consider providing a play area for the children who live here. Also our tennis courts need some attention. Before we begin discussing these items, we need your input. Please complete the enclosed form and return it to the guard house by February 1.

Don't forget to check out our website - **HIDDENLAKECONDO.COM**. Use the vendor code for the password. Also "Like" us on Facebook at Hidden Lake Condominiums.

Blessings to all!

Nancy Schroeder (706) 561-9350

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MANAGER'S CORNER

Lock Your Vehicles. We have control of whether our community is an easy or hard target for criminals. Not locking your vehicles or, worse yet, leaving your keys in them makes our community an easy target.

New Garbage Fines. In order to assist with the sanitary collection of trash we ask that everyone be conscious of closing their garbage bags and placing them into their unit numbered trash can. Those found not complying will be given a manager's 1st time warning card. The second time it happens you will be fined \$50 payable to the Hidden Lake HOA. Please be helpful and respectful to your maintenance personnel.

Front Gate Precautions. Always approach the gate straight on so your vehicle crosses over the sensor located under the asphalt, by the white line near the camera on the stone wall. If you get to the stop sign and the gate is closing be patient, the gate will re-open. If your vehicle comes in contact with the gate while it is either opening or closing you are responsible for all repairs to both the gate and your vehicle. If you need to drop something at the guardhouse mail slot, **PULL UP AT LEAST ONE CAR LENGTH PAST THE GUARDHOUSE DOOR** to get out of your vehicle so the gate will not close onto your vehicle's taillights. Remember the gate only

knows two things - Open and Close.

Clubhouse Renovations. The clubhouse is undergoing renovations, but is still available for rental during this time.

Common Sense. Call 911 immediately if you see any acts of vandalism going on in Hidden Lake or anyone trespassing on our private property. This is your home – protect it!!

Maintenance Request Forms. These are available for residents to express concerns with anything regarding their unit, making recommendations, or questions. You can pick up a form at the guardhouse or from our website **HIDDENLAKECONDO.COM**.

Pet Owners. Be courteous to others. There will be a \$50 fine immediately handed out to anyone caught not picking up after their dog. There are plenty of “Poop Stations” located around designated dog walk and park areas. Also remember that your dog must be on a leash at all times when it is outside your home.

Vehicle Decals. Hidden Lake vehicle windshield decals must be displayed on ALL residents' cars. If you need a decal for your car please contact Robbie Culpepper in Unit 101 – phone number 706-992-6666 or email him at **raymondrculpepper@gmail.com**. Thanks for your cooperation in

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helping to make Hidden Lake a great place to live in Columbus.

Jose Irizarry (706) 527-3981

BOOKKEEPER'S CORNER

Here are a few reminders for Hidden Lake homeowners with regard to paying your HOA Fees:

- 1 – Please make your checks payable to "Hidden Lake HOA".
- 2 – Your checks are due on the 1st of the month and are past due after the 10th of the month at which time a 10% late fee may be charged.
- 3 – You can drop your check in the mail slot at the guardhouse, OR you can mail it to the mailing address at the foot of this page, OR you can use your bank's Online Bill Pay system to have your bank send us a check on a recurring basis every month so that you don't have to remember to write a check for Hidden Lake. Some homeowners actually pay for more than one month at a time – two months, quarterly, semi-annually, or even annually (sorry, there is no discount for paying early). Still other homeowners leave me multiple checks dated for each month and I just keep them on file and pull them out at the right time to deposit them.

Disposal of Cooking Grease. Cooking grease or FOG (Fats, Oils and Grease) is a powerful enemy to our sewer lines. If grease is poured down your drain, it coats the inside of your pipes

as it cools, shrinking the diameter until there is no room for wastewater to flow. When this happens, wastewater backs up and can cause extensive damage inside your home and business. Running hot water with the grease simply allows it to travel further in the sewer lines before cooling.

We need your help to keep the sewer lines clear. Columbus Water Works provides a free and convenient way for the community to dispose of used cooking grease.

We (Columbus Water Works) use the collected grease to create methane gas and supplement power needs at the wastewater treatment plant.

For more information visit: CWWGA.ORG or call (706) 649-3410.

Water Shut Off Valve. Every resident should know exactly where the water shut off valve is located in their unit. This is the valve that cuts off water to the entire unit, not just one sink or one tub, etc. This knowledge is very helpful in the event of a major water leak, such as a burst water heater. If you don't know where yours is, please contact maintenance and they will assist you in locating it. Also, any time you are going to be away from your unit for several days, you should use this valve to shut off your water.

Lamar McClellan (706) 561-9553