

HIDDEN LAKE NEWSLETTER

February 2019

PRESIDENT'S CORNER

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

SPRING IS COMING: As I was walking my dog this morning, the birds were singing and I was reminded that spring is around the corner. I thought about the beauty of Hidden Lake that's only a short time away as the trees and grass turn green and the flowers begin to bloom and fill the air with their fragrance. A different reality hit as I approached the tennis courts and saw the downed tree that Mother Nature put in the lake a few days ago. The maintenance crew had already been working to remove fallen limbs from the roads and trim other limbs from trees that were damaged and hanging. As I started down Shoreline, I saw more debris that had fallen from trees and a number of shingles that had blown off roofs when the storm came through. One of the biggest advantages of living at Hidden Lake is having a dedicated maintenance crew to take care of these things for us. While they have lots to do each and every day, they also have to handle the unexpected and sometimes dangerous tasks that occur from time to time. When you see them around, take a minute to thank them for the work they do on our behalf.

HIDDEN LAKE BOARD OF

DIRECTORS: The monthly board meetings are held in the clubhouse on the second Thursday of each month. March's meeting will be March 14 at 6:30 pm. 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. Board members are listed below.

Term expires 2019: Caroline Hall / Patrice Luttrell / Sabra Strickland

Term expires 2020: Nancy Schroeder / Samantha Cook / Dagmar Shytle

Term expires 2021: Cindy Smith / Wylan Affolter / Robbie Culpepper

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 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

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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.

PREVENT WATER DAMAGE: Most of the insurance claims that we experience at Hidden Lake involve some type of water damage. Please take care of any water leaks as soon as they are seen and make sure that your hot water heater and air conditioning systems drain properly. Also cut off the water to your unit when you plan to be out of town for even a short period of time.

DO NOT FEED ANIMALS: This is a reminder that feeding ducks and stray animals is against the rules at Hidden Lake. Ducks learn very fast where they can get a quick bite to eat and will return to that location over and over. Unfortunately when they come for a meal, they dirty up our common areas with their duck poo. In the past we've also had problems with stray cats being fed by residents. The biggest problem is that stray animals have not received immunizations and could cause disease to spread to our pets. Please don't feed the animals.

SYMPATHY: Sympathy is extended to the families of the following who passed away in January:

C.B. Hewitt – Unit 90
Byron Langdon – Unit 65

Don't forget to check out our website - hiddenlakecondo.com. Use the vendor code (9316) for the Homeowner's Page password. Also "Like" us on Facebook at Hidden Lake Condominiums.

Blessings to all!
Nancy Schroeder
706-561-9350

MANAGER'S CORNER

TREE MANAGEMENT: All of us at Hidden Lake appreciate the surrounding beauty that nature provides with beautiful trees. We have a large variety of trees including pine, crepe myrtle, oak, dogwood, Bradford pear, maple, tea olive and cedar. We take our responsibility seriously to maintain the trees to keep them healthy and our community safe. Unfortunately, there are times when trees have to be cut down. Removing trees is necessary when they pose a threat of falling onto roofs, patio structures, vehicles and residents. Recently the Hidden Lake Board of Directors had to make the difficult decision to remove several trees because the roots were seriously damaging water lines, underground power lines, cable and fiber optic wires, etc. Regular management of trees helps when a natural disaster/storm comes through like the one on February 12, 2019 when a

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large pine tree fell into the lake due to extreme wind and rain that day. If you see any potential problems with any trees please notify a member of the maintenance team so we can address it properly and timely. We all love our trees and all of the natural beauty surrounding Hidden Lake.

COMMON AREAS: Common areas in Hidden Lake are for the exclusive use of residents and their guests. This includes the tennis court, clubhouse, swimming pool, dog park, roads, sidewalks, lake and the surrounding grounds. It also includes the area behind each residence where maintenance personnel work to maintain the grounds. These areas are not dedicated to an individual unit and must be available for use by others. They need to be free of obstacles (tables, chairs, grills, etc.) that prevent landscape management (mowing, edging, and trimming). Our personnel shouldn't have to move these items in order to maintain the grounds keeping. Please look at your surrounding common areas and take action to remove such obstacles. First time violations will result in a warning and the second time a fine of \$50 will be assessed.

LIMITED COMMON AREAS: A limited common area is the outside area that is unique to your residence. It includes your front or rear area flower beds. These areas are normally

the responsibility of the individual residents to keep maintained and residents are allowed to plant, landscape or garden this area. If you are not able to maintain this area in an appropriate manner, our maintenance team will assume that the resident does not want to be responsible and we will clear the area completely and place pine straw around existing plants. Please help us make Hidden Lake the best community in which to live in Columbus, Georgia. As always if you see an area that needs attention, or you have a suggestion that will "Enhance the Look" put in a Maintenance Request and we will definitely take it into consideration. Thanks again from your maintenance Team!

LOCK YOUR VEHICLES: Only you have control of whether our community is an easy or hard target for criminals. Not securing your vehicle's doors or, worse yet, leaving your keys inside them is not a good plan.

GARBAGE FINES: Each of you must be conscious of closing your trash bags and placing them into your unit's numbered trash can. First offense - Managers Warning Card. After that it's a \$50 fine. We know your trash so please comply with this and all Hidden Lake rules.

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EXIT GATE PRECAUTIONS: Gate only knows 2 things: Open and Close. The sensor to open the exit gate is close to the stone wall just before the Stop sign. Avoiding the speed bumps may cause you to miss the sensor and the gate will not open. If your vehicle hits the gate while it is either opening or closing **YOU ARE RESPONSIBLE FOR REPAIRS TO THE GATE AND YOUR VEHICLE.** This has always been the rule. Also, pull up at least one car length past the guardhouse door if you need to drop something in the mail slot; otherwise the gate will close on you.

CLUBHOUSE RENTAL REQUEST FORM: Found at the exit side of the guardhouse door. You can also find this on our website and print one off for your use.

COMMON SENSE: Call 911 immediately if you see any vandalism going on or anyone trespassing onto our private property. Get to know your neighbors and please be proactive. It takes a village...

MAINTENANCE REQUEST FORM: Found at the exit side of the guardhouse door and available for all residents to voice concerns with anything regarding their unit's maintenance, questions, and/or making recommendations. You can also access this on our website and print one off for your use.

PET OWNER'S NEGLIGENCE: Be a responsible pet owner and courteous to others. There will be a \$50 fine immediately handed out to anyone not picking up their dog's waste. Also, dogs must always be on a leash when outside your home.

HIDDEN LAKE VEHICLE WINDSHIELD DECALS: Must be displayed on all residents' vehicles driver's side windshield, or be subject to a \$50 fine.

Thanks for your cooperation in helping to make Hidden Lake a Great Place to live in Columbus.

Jose Irizarry
706-527-3981

LETTER FROM A HOMEOWNER
I recently had a series of plumbing problems. I was advised to call Primary Plumbing, but my warranty company insisted that I use their plumbers. After sending out four different plumbing companies I was about at the end of my rope. My carpet was ruined and sheetrock had to be replaced. I finally decided to pay out of pocket and called Primary Plumbing. They came out and diagnosed the problem and fixed it within 30 minutes, and they charged me less than my insurance co-pay. I highly recommend Primary Plumbing for your plumbing needs. You can reach them at 706-681-1954.