

HIDDEN LAKE NEWSLETTER

September 2020

PRESIDENT'S CORNER

Summer is coming to an end but we are still doing a lot of work around Hidden Lake!

Normally the pool is closed after Labor Day we will be keeping it open. This gives residents an opportunity to use it while it's still warm or just as a little escape. It is still open to residents only.

Y'all may have seen a new face around here helping out with maintenance. Earnest has joined our crew and is doing a great job. Please fill out a maintenance request if you need any work done.

We have a new landscape crew and they will be working on the fronts and backs of the condos, starting next month. They will also target some of the overgrown areas in the off season. Please be patient with everything, there is a lot happening and a lot that has happened.

The sprinkler system should be completed very soon. There were more broken heads and items that needed to be fixed than originally thought. Please DO NOT manually turn on any sprinkler heads. They will be on a timer.

It is time for board member nominations. If you are interested in the board please submit a short paragraph about yourself and why you would like to run for the board. Meetings will be on Tuesdays and the term is 3 years. No more than 3 meetings can be missed in a year. So please take all of this into consideration before running. Please email hlhoa2525@gmail.com by October 31st so these can be sent out in November.

**Thanks,
Sammy Cook
706-315-2964**

Join us on FACEBOOK:

Hidden Lake Residents (closed group)

HOUSEKEEPING

PARKING – Each unit has two assigned parking spots. If you have more than two vehicles please be considerate of your neighbors and the available free parking around your unit. Also, alert any visitors of our parking rules so they don't park in residents' parking spots.

POOL - The pool is still open to **RESIDENTS ONLY!** No guests are allowed at the pool at this time. This is for the safety and well being of everyone. Please keep social distance between you and others.

CLUBHOUSE – Unfortunately, the board had to make the decision to keep the clubhouse closed until further notice.

GARBAGE – Please make sure you put your household trash into a tall kitchen trash bag (or larger) and tie the bag. This will speed up garbage pick-up and make it easier for our maintenance crew. Any loose trash in your garbage can must be cleaned up by the homeowner, maintenance is not responsible for it. All trash cans must be stowed in the designated garbage bin areas and have a lid. Also, please put your unit number on your garbage can as we will weed out abandoned trash cans soon.

WATER USAGE – Please make every effort to conserve water usage. Our new sprinkler system has rain sensors so there will be no need to manually water any green space. Please fix any leaks inside your unit as soon as possible and let a board member know if

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you notice any leaks outside of your unit. Our water bill is very high and we need to fix it.

CLUBHOUSE, POOL, RV LOT AND TENNIS COURT KEYS - If you are a new owner and did not get your key from the previous owner, we can get you a replacement key for a charge of \$25. These keys cannot be duplicated locally and have greatly enhanced the security of these areas while keeping trespassers from entering. Please let one of the board members know if you need a replacement key or email hlhoa2525@gmail.com

GATES – Please use extra caution when entering and/or exiting Hidden Lake. Come to a complete STOP in front of the exit gate especially if it is already open! If it starts closing it will have to close all the way before responding to the sensor that was triggered by your car.

The current guest code for the gate and to access the homeowners' area on our website is: 1936. Please use this code for all non-residents you allow to enter Hidden Lake on your behalf. To purchase a remote gate opener, contact A-Com Integrated Solutions at 706-322-1870

PEST CONTROL - We use Active Pest Control to treat the outside of our community. If you should ever need treatment inside of your unit, please call 706-329-7993 to schedule an appointment.

CAR DECALS – There are quite a few residents without car decals, please make every effort to attach one to your car. We will start handing out fines for missing decals. All residents must attach them on the

driver's side windshield or be subject to a \$50 fine. If you need any additional decals please contact Patrice Luttrell 706-566-9737 or email hlhoa2525@gmail.com.

SPEED LIMITS - The speed limit at Hidden Lake is 15 mph. Let's all slow down and watch for children and pedestrians. Fines are \$50 for first offense, after that \$100.

MAINTENANCE REQUESTS - Please drop off all requests in the guardhouse mail slot. Sammy will assign them to the appropriate person to handle.

BOOKKEEPER'S CORNER

MONTHLY HOA FEES - Please make every effort to pay your monthly HOA fee by the 1st of the month, but certainly no later than the 10th of each month. Please considering the time it takes for the mailcarrier to deliver your check as well. After the 10th a 10% late fee may be assessed. We need everyone to do their part so Hidden Lake HOA can run smoothly and projects, repairs and improvements can be done.

RESIDENT DIRECTORY – We keep a resident directory on our website under the "Homeowners Only tab (only accessible with the current guest pass code). If you need a printed copy please let me know.

**Thank you,
Dagmar Shytle
706-575-5090
hlhoa2525@gmail.com**