

# THE MAINSTREAM



**Whew.....we made it through!**

We had lots of snow but no power outages. Thank you to all those folks who took the time and effort to help their neighbors shovel, who shared their supplies and provisions, and those who chose to look for the positives in the situation by sharing long overdue conversations and snippets of time together.

**Consider this Cause.....**

The Northern Virginia Diaper Bank is very low at this time and we hope to help them. This organization donates diapers to a number of local groups. Families with children in need often rely on Federal assistance programs; however, these programs cannot be spent on diapers and diaper wipes.

Please consider donating any size diapers or pull ups and/or wipes. Trina Neel will collect them at her home: 12613 Old Dorm Place for the month of February. You can also email her to come get them from you [trina.neel100@gmail.com](mailto:trina.neel100@gmail.com).

Great way to show some love! Creating happiness, one change at a time.  
Thanks for your help!

**Hiddenbrook Homes Association**

[www.hiddenbrookhomes.org](http://www.hiddenbrookhomes.org)

1508A Sadlers Wells Drive  
Herndon, VA 20170

Property Manager:

Lisa Cornaire

[hiddenbrook\\_homes@hotmail.com](mailto:hiddenbrook_homes@hotmail.com)

Office Hours

Tues. & Thurs. 2-5pm

Or by appointment

(703) 318-7159 -office

(703) 437-9737 -fax

(703) 437-9736 -pool

Mailing address:

PO Box 582, Herndon, VA 20172

## REMINDERS

**The Hiddenbrook Board of Directors election held on January 19<sup>th</sup> resulted in a tie for the remaining open board seat. A run-off election is in progress and new proxies are out. The new election will be held during a special meeting at 7:30 pm on February 23<sup>rd</sup>, 2016 at the clubhouse. Don't forget to return your proxy by Feb 23<sup>rd</sup> or better yet, attend the meeting!**

## Year in Review 2015

### *Greetings Neighbors.....*

Hopefully your holidays were great and your new year is off to a good start!

The following is a review of 2015 and some of the current items being discussed and planned for Hiddenbrook Homes Association and the Hiddenbrook Swim and Tennis Club for 2016. You will be pleased to know that we are doing well in regards to our finances, facilities, record keeping, communications and sponsored activities.

**Finances:** The budget for 2016 was finalized by the Board in October; and based on our planned operating and reserve expenses and expenditures, we were able to determine that the annual homeowners' dues amount will remain the same this year. In fact, the majority of the 2016 homeowner dues have already been paid. In addition, based on our existing 2011 reserve study, we are fully funded. A new study is currently under way and will include some additional items. This will provide us with a more accurate picture of where we stand financially as it relates to the reserve funds for future maintenance and upkeep of our facility and amenities.

For some background information, our reserve study is a legal requirement and is done by an independent company that reviews our assets and related maintenance responsibilities. This study projects estimated costs for replacement or repairs and supplies an estimated schedule for completion. Guidelines for how much we need to contribute to the reserves, including an expected interest rate on the funds, is also provided. This projection, along with good budget management practices, dictates how much we must set aside each year from our collected dues to meet these projected costs. Any dues increases are usually generated by this report. The information in this study helps us plan in advance for any large unexpected expenses so we should be able to avoid incurring any special assessment fees.

**Facilities:** Our facilities have been updated and are being well maintained. We replaced our HVAC unit this year, replaced the main motor for the pool filtering system, installed new umbrellas and bases at the pool, replaced an existing pool ladder, trimmed a large number of trees around the pool and tennis courts, repaired cracks in the tennis surface, replaced the tennis court nets, added another "doody calls" pet waste station, installed LED lighting in the clubhouse, painted the front porch of the clubhouse, approved the construction and installation of a "Little Free Library," and completed other minor maintenance items in the clubhouse and around the grounds.

Our clubhouse rentals have increased and we consistently receive comments about how nicely the facility is maintained and about the very reasonable rental rates. Word has spread and we had more renters from outside the community this year. Please keep in mind that there is a lot of behind the scenes work that goes into the management of clubhouse rentals. Our property manager coordinates rental agreements, updates the website calendar and meets the renters each week to provide the key and run down the specifics of the facility beforehand. The clubhouse committee ensures the facility is inspected before and after, stocked with supplies, and has been utilized only for the agreed upon hours.

**Records:** Your Board has been working with our Property Manager and Bookkeeper to continue improving our documents and procedures. Last year we revised the architectural guidelines to clarify and cover areas that were not included in the prior version. This makes the volunteers on the Architectural Review Committee's (ARC) job easier as items are more defined and better outlined. We also re-initiated the annual property inspections, (another legal requirement), which was implemented with the use of a new software tracking system to ensure we are enforcing our guidelines and keeping our neighborhood as one of the nicest in the area. We had many applications submitted by homeowners in 2015 for some type of home improvement. It's great to see so many neighbors taking pride in their property and maintaining them so well. All of our standard documents, most of which are included on the website, are reviewed yearly and updated if necessary. Budget information is available upon request. Our signage around the entire property is reviewed and replaced as needed.

**Communications:** Good communication remains a focus of the Board. We strive to publish something of relative interest in each of our monthly newsletters and we use our email system to provide timely reminders or notices about important items that may impact you. As recommended by some of our residents, we recently created separate email lists so Homeowners who do not belong to the Swim and Tennis Club will not receive those specific notifications. The same goes for our Swim and Tennis Club members; they will no longer receive Hiddenbrook HOA specific emails. In addition, our HOA website, [www.hiddenbrookhomes.org](http://www.hiddenbrookhomes.org), received a facelift this fall. The new format still includes our governing documents, ARC documents and applications, prior newsletters and meeting minutes, clubhouse schedule and contact information. We have also added a new option to accept credit card payments for dues. This information was sent with the dues notices for 2016.

**Sponsored Activities:** We were pleased to offer six neighborhood events last year: "Meet your Neighbor" evening at the clubhouse - Opening Pool Party - Fourth of July Parade - Crab Feast - Dumpster Day and Dog Swim

We would like to see these activities continue as annual offerings and introduce other gathering opportunities to strengthen our relationships throughout the neighborhood. If you have a suggestion, please email us at [hiddenbrook\\_homes@hotmail.com](mailto:hiddenbrook_homes@hotmail.com)

**Plans for 2016:** Now that we are in 2016, we have many items we are discussing and planning. A recent program that we are planning to participate in is community resiliency. We represented Hiddenbrook Homes at an event in January to learn how we can work with Fairfax County's Office of Emergency Management and Volunteer Fairfax to help support each other in cases of local or regional disasters. Two key items of focus are communication and resources.

We will represent Hiddenbrook at a tabletop exercise in February. Look for more information on what we learn through upcoming article(s) in the newsletter.

Other current items for 2016 include carpet replacement in the clubhouse, installation of a new bicycle rack, repair and touch up of the interior and exterior of the clubhouse, crack filling and surface maintenance of our parking area, maintenance on our concrete stairs and sidewalks, and replacement of our marquee sign at the entrance to our facility. The Board also voted to replace the stairs to the slide with a safer version. Some of this work will be done by volunteers when possible.

**Summary:** You can be proud of the status of our HOA and Swim and Tennis club. The Board is continually striving to manage our finances in a fiscally responsible manner, make improvements and keep our assets well maintained, provide activities and communications that promote the wellbeing of our residents, and serve all homeowners and club members equally and fairly. In closing, I recommend that you consider volunteering, whether for us or some other organization; although, if you can spare some time now and then for Hiddenbrook, it would be appreciated. We have so many areas available that would not take much time if there were more volunteers to help. We need volunteers for all our committees.

Here is a sample of volunteer opportunities: compiling the newsletter, stuffing envelopes for one of our annual dues mailings (HOA and S&T), organizing and/or supporting one of our social gatherings, joining and supporting a neighborhood watch program, joining and helping with the ARC for the review of improvement/maintenance project applications, watering plants, sweeping the walkways, leaf removal from the tennis courts, etc. As you can see there are all types of volunteer opportunities. Email [hiddenbrook\\_homes@hotmail.com](mailto:hiddenbrook_homes@hotmail.com) if you have a particular interest you'd like to volunteer for or watch for notices through our emails or the newsletter.

Wishing you a wonderful 2016,

Joan Koss, President (2015)

## Hiddenbrook Board of Directors

(Meetings are on the 3<sup>rd</sup> Tuesday of every month at 7:30 pm in the clubhouse)

President	Joan Koss	jekoss@cox.net
Vice President	Chaz Holland	chaz@bww.com
Secretary	Paige Dyer	paige_dyer@icloud.com
Treasurer	Pam Spencer	pspencer11@cox.net
Director at Large	Carrie Hester	breighester@yahoo.com

## Hiddenbrook Committee Chairmen

ARC	Doug Ahlert	ahlertdoug@hotmail.com
Communications	Pam Spencer	pspencer11@cox.net
Neighborhood Watch	VACANT	
Pool	Marcel van Vierssen	hiddenbrookswimteam@gmail.com
Social	Suzanne Huffman	suziehuffman@gmail.com
Swim Team	Marcel van Vierssen	hiddenbrookswimteam@gmail.com
Tennis	David Shupp	dlshupp@verizon.net
Clubhouse	Pam Spencer	pspencer11@cox.net
Capital Improvements	Joan Koss	jekoss@cox.net

Bookkeeper	Meg Hinders	hinderssix@yahoo.com
Hiddenbrook Communications Committee		hiddenbrooknews@gmail.com
Hiddenbrook Pool Committee		hiddenbrookpool@gmail.com
Hiddenbrook Social Committee		hiddenbrooksocial@gmail.com

**\*\*If you are interested in joining any of the Hiddenbrook committees, please come to a board meeting or e-mail the respective committee liaison attached to the committee or contact the Property Manager to get more information.**

# Clubhouse Calendar

< February 2016 >

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
31	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20 12:00pm Club...
21	22	23 7:00pm Board...	24	25	26	27 1:00pm Clubh...
28	29	1	2	3	4	5

