

The Quacker Newsletter

Thanks to all residents that took the time and effort to attend our HOA open forum meeting last month. Your insights and suggestions are appreciated. A copy of the 2017 revised budget is available by request

POOL OPENS MAY 20TH SUBJECT TO WEATHER

RAIN GUTTERS

Rain gutters are an on going challenge in our community.

Last year we spent over \$6000 on rain gutter repair, and we still have many problems. One of the problems is that the gutters themselves are oversized, but the down spouts are regular size.

This results are clogged down spouts.

The second challenge is that down spouts extend into the roads and are constantly

being run over. The HOA is looking for a resident volunteer to head up a search for a rain gutter company that can create for our community a comprehensive rain gutter resolution.



LAKE AND FOUNTAINS

The river, lake and fountains are a unique and costly feature of our community. Please avoid from throwing trash into our lake and river. While the HOA is appreciative of residents volunteer work, we ask that residents refrain from adjusting the water levels and fountains by themselves. We have cameras and we know who you are!

GARDEN LEVEL ACCESS

Residents with lake level units have built fences in between their units. This prevents the HOA from gaining access for repair of sprinklers and trimming trees or bushes. A gate is required to allow the size of a wheel barrel to fit through. Also many of these fences are in disrepair and need to be removed.

Please note that the speed limit in Hidden Lake is 10 MPH. We have residents walking and walking dogs as well as children riding bikes in our roads ways. PLEASE SLOW DOWN.

NEW OWNERS AND RENTERS

5 of our recent sales in our community have gone to investors who will be renting out the units. Because of the excess wear and tear moving in and out has on our community, New owners and renters will be charged the following fees:

\$200 to off set the cost for repainting of exterior doorways and stairs as well as filled dumpsters associated with the move in move out process.

\$350 will be charged by FCS Management to set up a new resident account, and register cars, pets and residents. In addition keys to the RV and Club House will be administered by FCS Management.



"Don't look at me! Your cousin is the one who recommended them."

If you are set up on Propertyware for auto pay, please do not change that until you are contacted personally by a member of the Board or FCS Management. All mailing addresses and phone numbers are the same!

ASSESSMENTS

Resident maintenance assessments are due between now and July 31st. These assessments are to fund fixed and variable maintenance related costs in our community.

For information about our community visit www.myhiddenlake.com