

# The Quacker



Hidden Lake Condominiums

Edition 6 | October 2016

## Welcome to October!

It has been an exciting summer culminating with the recent installation of the new gas line.

### UPDATES:

Thank you for your assistance in identifying your storage in the basement. Those who have moved away or passed away will have their areas cleared to make room for other resident storage.

The real estate market is good in our area. Please remind your real estate agents the requirements for signs when your unit is for sale. Hidden Lake, according to our tax maps, owns out to the middle of 4800 South. We recommend putting your sign on the south side of 4800 South.



The pool has closed for the season, but the hot tub is open year round.

We are looking into getting a direct feed from our cameras into the police department. This will aid our crime prevention efforts.



Thanks for all the hard effort that it took to get our garage doors painted. For those of you who were unable to paint, or patch painted your garage doors, the HOA will paint them and charge \$150.00.

## REGISTRATIONS

The only reason that we require you to register yourselves as occupant, your vehicle, your RV and your pet, is for your safety in case of a natural disaster or a fire. It would be very important to make sure our residents and animals get out safely. If cars are parked in areas where emergency responders cannot get by, we can find that resident and get it moved. If there is a break-in like we had in the RV lot last spring, we can notify RV owners to check their units to see if anything is stolen.

Registration is not an option, but a requirement of community living. Those who have not registered the items above, we encourage you to do it immediately. Forms are in our website. **Those not registered by December 2016 will start being assessed fines by January 1, 2017.**

## PETS

Pets are limited to 20 lbs. in our community. Service animals for those with disabilities (per the ADA and the Fair Housing Act) must submit the appropriate documentation to the board for approval.

At the December meeting, the Board will be discussing the animal rules and regulations for our community. Your feedback will be helpful.



## BOARD MEMBERS

3 Board member positions are up for election in December 2016. If you have interest in serving on the HOA Board, please contact a Board member.

## **DUMPSTERS**

There are free companies that will pick up your used furniture. Google them (“pick up free junk”) or look in Yellow Pages. You can also advertise on KSL.com or Craig’s List. If donations are in good shape, several charities will pick up (Deseret Industries, GoodWill). Please use them so we do not get a surcharge from the disposal company. We now have cameras by all the dumpsters, so we will catch and fine you.



## **HIDDEN LAKE NOW RECYCLES GLASS!**

Please note that we are bringing in a glass recycle bin on the southwest side of Pintail Court. If this is used, we will get more for other areas of the community.



## **HOA DUES**

The HOA dues are due not later than the 10th of the month. Dues received after that time will be assessed a late fee, unless other arrangements have been made.

## **FINES**

Such a nasty sounding word.....but effective. Fines can and will be assessed as deemed appropriate for violations within the community. Community living requires a higher level of adaptability and cooperation.

## **RAIN GUTTERS**

No major projects are planned for the winter. Please alert the maintenance crews if your rain gutters need cleaning so we can get you on the list.



## **HOME INSURANCE**

Speaking of registration, we request to all our residents to provide a copy of the Declaration page of your home insurance for our records. Home insurance is a requirement from our governings. You may drop it off to our Clubhouse or send it via email. Please check the flyers in the quacker boxes.



## **HIDDEN LAKE CHRISTMAS PARTY**

It has been suggested that our annual Hidden Lake party be schedule the week between Christmas and New Years to avoid conflict with outside events. Please provide us feedback on what you prefer.

