

OCTOBER 2023

THE MAINSTREAM

Hiddenbrook Homes Association
www.hiddenbrookhomes.org



Hiddenbrook Hosts Oktoberfest on Sat Oct 21

Once again, Hiddenbrook is throwing an Oktoberfest party to celebrate the end of the pool season. It is Saturday, Oct. 21 from 5 pm to 11 pm in the Hiddenbrook parking lot.

All Hiddenbrook residents, Swim and Tennis members and guests are welcome. This is an adult-only celebration. There will be beer, wine, and live music. Bring your chairs, tables, and canopies, see your neighbors and fellow pool friends, and listen to your favorites.

Unintended Consequences is a northern Virginia-based music collective playing an assortment of alternative and indie rock from the 80s, 90s, and 00s. Some band members belong to the Hiddenbrook Swim and Tennis Club. Four of the five band members are either currently serving or are veterans of the Armed Forces and they will be donating 25% of their tips from this event to a Veteran charity.

A beer tent will be set up and the fee is \$15 per person. Visit the [Sign Up Genius](#) to sign up. Or you can BYOB (no glass bottles please). We anticipate having two food trucks. Credit cards and cash are welcome.

Most of the parking lot will be closed for parking. We recommended walking to the event. If you have to drive, please use street parking.

Intimidation Not Acceptable at Hiddenbrook Events

During the September Board of Directors meeting, a written death threat was sent to a member of our management company. While some association issues can be contentious and there can be strong disagreements, no one should be subject to intimidation or fear of harm.

Virginia code 18.2-60 classifies such behavior as a felony with a maximum sentence of 5 years in prison. Know that with modern technology you will likely be identified and prosecuted.

The Board of Directors recently signed a code of conduct, which sets out standards for acceptable behavior. Members are not held to these standards, but it is expected that everyone engages in civilized debate and remember the golden rule – treat others as you wish to be treated.

Board Passes Resolutions on Code of Conduct, Parking, Due Process

Updates will be posted to hiddenbrookhomes.org under “Documents” in the Governing Documents section.

- Parking Policy Resolution – This policy relates to the parking rules for parking & storage of vehicles within the community.
- Code of Conduct for the Board of Directors & Committees – This document establishes a code of conduct for the Board and all committees to further its effort to accomplish set goals.
- The Board is working to amend the current Due Process Resolution to ensure it is in line with the current enforcement process, permitted sanctions as allowed in the governing documents, etc. This document should be finalized at the next meeting on Oct. 19. Upon finalization, members will be notified via email blast and the Mainstream. The final document will be posted on the website.

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www.hiddenbrookhomes.org

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ARC Standards Update: Removing Ambiguity, Adding Clarity



During the September Board of Directors (BOD) meeting, the Board voted unanimously to host a second Town Hall, which will be 6:30 p.m. Nov. 16 at the Clubhouse.

The goal of the Town Hall is to seek additional feedback on the proposed updates to the Architectural Standards and produce a finalized draft that may be adopted by the Board at a subsequent BOD meeting. The new Standards will be posted on the Hiddenbrook website to allow public review for approximately 30 to 45 days.

The reason the Board has undertaken the task of updating the Standards is due to the realization that there is no guidance for many basic improvements. For example, there is no guidance on siding color, materials, or profiles. This lack of guidance results in confusion for homeowners when submitting applications and also causes difficulties for the Architectural Review Committee when reviewing these applications.

In many cases, because there is no guidance, application approval becomes a preference decision of the current members of the committee. It is the Board's intent to remove ambiguity and provide clarity for Homeowners and Committee members on the current standard architecture within Hiddenbrook.

Additionally, the Board has approved an Architectural Standards Change Process whereby Owners can suggest amendments to the Standards. These proposed changes will be included on the annual Board of Directors election ballot as an addendum. Any changes that get a simple majority will be incorporated into the Standards document.

Board Passes Resolutions cont.

- The Board has adopted an Architectural Standard Amendment Policy in which owners will provide suggestions to the architectural standards for the community. Those suggestions will then be considered by the membership during the annual meeting. This proposal was recommended by the Architectural Review Committee and is currently being reviewed by the Association's legal firm prior to final implementation. We expect to have the final document completed following the next Board meeting on Oct. 19.



Trick or Treat?! Be Careful

Please be careful of Trick or Treaters this Halloween. We typically have a lot of children out and about in our neighborhood between 5 pm to 8 pm so be mindful when driving around the neighborhood.

A reminder: If you DO NOT want to participate on Halloween, please turn OFF your Porch Lights.

Have a spooktacular holiday!



Water Aerobics Instructor Recommendations Sought



Hiddenbrook's water aerobics season was very successful with great participation this year. The HOA Board has solicited another quote from Svetness for the 2024 season. We are looking for bids from other instructors as well.

If you know of an instructor or want to ensure the 2024 season goes off with no troubles, we are looking for a liaison to be a point person working with the Swim & Tennis club to help implement and propose for next year. Please reach out to shannon@sequoiamgmt.com



Leaf Pickup Season is Upon Us

Fairfax County Public Works will post leaf collection dates on its website as well as on signage throughout the neighborhood. Hiddenbrook falls within Area 9. Pickup is currently scheduled to start the week of Nov. 1. We remind you: Please do not put leaves in piles at curbside for pick up until the weekend prior to the scheduled date (once that date is announced.) Thank you!

To receive vacuum leaf collection email updates, subscribe to [Fairfax County Leaf Collection Email List.](#)

Don't Be the Last to Know

If you feel like you never know what is going on with Hiddenbrook or if you want to dive deeper into the many items that affect our community, all Hiddenbrook homeowners may receive a copy of the Board packet when it is prepared for our monthly meetings.

The packet is typically prepared 3 days prior to the meeting. Please reach out to Sequoia Management and request to be added to the Distribution list.

Email Shannon@sequoiamgmt.com or Cmiller@sequoiamgmt.com to be added to the list and you will then receive them at the same time the board does so that you can review them.

HOA Board Elections

Board positions at Hiddenbrook are up for election. Those chosen will begin to serve in January 2024.

The Board meets approximately once a month at the clubhouse and works to oversee the general operations of the association and swim and tennis club.

As the saying goes "Many hands make light work." Please consider volunteering to help.

The deadline to submit your interest is 4 pm Oct. 27.

Please send the form or the same information that includes your name, address, how many years you've owned your home in Hiddenbrook, and the reasons you'd like to join. Email Shannon@sequoiamgmt.com or Cmiller@sequoiamgmt.com

We will include this information on the proxy that will be mailed out ahead of the annual meeting.

Thank you for your consideration.



Trash Pickup Moves to Fridays

Effective Oct. 13, Hiddenbrook's trash collection will be on Fridays. The last Thursday pickup will be Thursday Oct. 5.



Playground Update

The joint committees have decided not to move the playground. The next Clubhouse meeting is Oct 2 (the first Monday in October) and the main topic will be a progress update and discussion on next steps in the plans for replacing the playground equipment.

Pet of the Month



Rio lives on Powells Tavern with Mary.

OCTOBER 2023



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2  6:30pm Clubhouse Committee Mtg	3	4	5  7:15pm Communications Mtg	6	7
8	9 FCPS Student Holiday	10  6:30pm ARC Mtg	11	12	13	14
15	16	17	18	19  7pm Board Mtg	20	21 Oktoberfest
22	23	24  7pm Tennis Committee Mtg	25	26	27	28 
29	30	31 TRICK OR TREAT 				

HIDDENBROOK BOARD OF DIRECTORS

President	Clive Bayliss
Vice President	Matt King
Treasurer	Eric Cangemi
Secretary	Chris Gray
Member at Large	Judd Schulke

HIDDENBROOK COMMITTEE CHAIRS

Architectural Review (ARC)	Walter Rivera
Clubhouse	Kimberly Hartsoe
Communications	Chris Gray
Pool	Marcel van Vierssen
Activities	Eric Cangemi
Tennis	Tony Roane
Swim Team Representative	Robert Yost

Interested in Volunteering to Make Hiddenbrook Better?

Please fill out the 'Committee Interest Form'
on the documents page of our website
www.hiddenbrookhomes.org

Send it in to our property manager,
Shannon Cook, at shannon.sequoiamgmt.com

**Now Accepting
Pet of the Month Nominees**

Email a picture of your pet to
pbergeron333@gmail.com



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Mainstream is fully written and edited by resident volunteers. It should not be considered an endorsement of any businesses that it reports on.

If you are interested in receiving a printed copy of our monthly newsletter, please email your request to Chelsea Miller at cmiller@sequoiamgmt.com

