

HIDDEN LAKE COMMUNITY QUACKER

DECEMBER 2018

Message from the Board-

As you have already been informed, the Board has voted to break away from FCS and bring on a new management company. This decision was not an easy one to make. As the elected representatives, we listened to the concerns of the community members who spoke up and brought your issues to the monthly meetings. Over the last several months it became clear that FCS was not working in a manner that was adequate to address these concerns. The Board made this decision carefully and understood the weight of our decision.

We are happy to announce that starting December 1, 2018, Earthwork Inc. will be our property management company. Earthwork Inc. is an all-inclusive management company that includes landscaping, snow removal and property management. We acknowledge there will be some struggles and confusion during the transition period. If you have any questions or concerns, please send an email to info@myhiddenlake.com or attend the next monthly board meeting, which is also our Annual Board Meeting. The board greatly appreciates your patience as we navigate the needs of our community.

Finally, in December, there will be two positions on the board up for election. The voting process will be conducted during the annual meeting. The two seats that are up are Jason Willet- Member at Large, and Marcela Bontrager- Vice President. If you are interested in being on the ballot for the December election, please send a short bio to info@myhiddenlake.com. You will also be granted a few minutes during the meeting to introduce yourself to the community.

We are looking forward to the Annual Board Meeting where we can greet and speak with several members of our community. Our goal is to represent our community in the best way we can. In order to do that, we need to hear about the concerns and issues of our community members. Please attend the annual board meeting so we can get a better understanding of what might need to be addressed in 2019.

What you can expect from the Annual Board Meeting-

- Will review the progress we experienced last year and give some insight as to what direction we are headed in for the new year.
- Will review the budget for the upcoming year.
- We will hold a vote to nominate two board members.
- We will introduce our new management company and give our residents an opportunity to ask questions to their representative.
- Finally, we will address some of the issues and concerns that have been brought to the board over the last year.

CONCERNS FACING OUR COMMUNITY

It has been brought to our attention that many of the properties on the north side of the community, specifically the properties that boarder the creek, are experiencing erosion from the water. We are looking into what the county can do to support us in reducing the erosion and rebuilding the property line. This process will take some time, but it is an issue that we are taking seriously.

We are still getting complaints regarding smoking in common areas. It has been suggested that these complaints are dealt with on an individual basis. However, the Board understands that not all residents feel comfortable initiating these confrontations. If you are having a difficult time with a neighbor, or if you simply wish to remain anonymous, you always have the option to send an email to info@myhiddenlake.com and the board will take necessary steps to resolve the issue.

With a new management company there will inevitably be issues that arise. One of the concerns being carried over from the previous snow removal company is the grass line where the railroad ties were removed, and the large boulders were placed. It appears the previous landscaping company was less than careful regarding the placement of the boulders and was consistently hitting them. We will work with the new management company to ensure that the boulders are respected. At the very minimum, we can place flags around the boulders to designate where they are, even in the snow.

Finally, we are making progress regarding the balconies. We had a small snag due to some engineering concerns, but these have been remedied and we will again continue progress with the balconies. Please be reminded that the balcony replacement process is for residents who have not voluntarily replaced their own balconies, nor is it for residents who have built their own patio extensions (decks). The order for balcony replacement is on a “worse to best” scenario. If you believe your balcony needs to be replaced, please submit photos to info@myhiddenlake.com and we will take your case into consideration. Thank you.