

# The Quacker

Hidden Lake Condominiums

Edition 5 | September 2016



**Thank You!**

## How's Your Garage Door Looking?

Thanks to all who have painted, cleaned or are in the process of painting and cleaning your garage doors. With the painting of our buildings, our community is looking much more presentable. If you want the on site painter to paint your door for \$85, please contact us immediately as they will be doing that next week. Deadline is **September 30<sup>th</sup> 2016**. All garage doors that are not painted by September 30, 2016 will be painted by the HOA and the homeowner will be billed \$150.00.



## Swimming Pool

The swimming pool will stay open until September 30th 2016. Please note the hot tub is open year round.



## Questar Gas Company

In the next several weeks, Questar will be installing a new main gas line for our community. This is at their request as the old line does not meet the new code.

## The Intended Use of Hidden Lake's Garages

Under our CC&R's Section 6B Item 2, garages are to be used for parking and storage of a vehicle only. It's NOT intended to be filled with personal property that leaves no room for the parking of a vehicle. You do have access to our Common Area basement storage where you may use that to assist in clearing out your garage. We will begin issuing warnings that will lead into fines, which will help alleviate our communities' parking issue.

## Dumpsters

Larger dumpsters have been installed on the north and east sides of the community to accommodate trash. **YELLOW LIDS** indicate **RECYCLE**. Read the post to know what is acceptable.

## Courtyards- It's Common Area

No personal property is allowed to be stored in these areas unless you have prior written consent of the Management Committee (see CC&R's Section 6B Item 3). Warnings will be issued followed by fines that violate our community standards.

## Rain Gutters

We need your assistance! If your rain gutter is clogged, please report it immediately to maintenance.

## Stair Cases

We have rebuilt over 20 front stair cases. If your staircase needs attention, please send your work order to get on the list for next year.

## Litter

Litter makes our community look trashy. If you see litter, help the crews by picking it up and placing it in a trash can. Always bag kitty litter and dog **poop** before putting in **dumpster**.

## Ponds

Does the lake look cleaner to you yet? We hope so! The HOA is on a 3 year plan to clean up the lake and shore up the walls around the lake. Our fishing days have helped remove some carp from our lake that pollute and take oxygen from the lake



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## Smile, You're on Camera!

Smile as you walk around the community. We have installed 3 more cameras with a total of 9 cameras watching our complex. If you see suspicious activity, please call police immediately. The HOA is not going to catch the bad guys, but the police can use the camera footage to assist in their solving crimes in our community. Dispatch [801-743-7000](tel:801-743-7000) (keep this # in your contact list.)

## Fence

A new fence is being installed along the creek to insure that outside criminals and vandals cannot access our community through the broken fences.

## RV Parking Area

We are leaving the east side of the RV parking open for visitor parking when there are events at the clubhouse. This should eliminate visitors taking resident parking spaces.

## Parking Stalls

Remember, residents may not park in visitor spaces and will be towed at the Owner's Expense. All resident's vehicles must be registered with the HOA. Forms are on our website.

## Review Account

Use this link for 1) making payments, 2) reviewing your account ledger, and 3) submitting work orders: <https://app.propertyware.com/pw/portals/hiddenlakehoainc/tenant.action>

## Insurance Policy

Our insurance policies are due to renew in December! Don't forget that each Owner is required by our CC&R's (Section 16H) to carry their own personal policy.

## Final Notice – Electrical Updates

If you have not yet updated your electricals, a Board Member will be visiting with you personally to give you Notice that the Management Committee and its duly authorized agents shall have the right to enter the Unit for Repair to prevent physical and economical damage to the Community with ample notice (see CC&R's Section 6B & Section 20).

## Water

If you think water is dripping into your unit from above, talk to resident immediately or call the management if you cannot reach the owner.



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## Be Courteous

Be courteous to neighbors by not scraping furniture across tile floors. Felt pads can be purchased to prevent the noise and damage to your floors.

## MyHiddenLake.com

Our website, [Myhiddenlake.com](http://Myhiddenlake.com) has all the project documents and forms you'll need. Check it out. It has been redesigned.