

The Quacker

Hidden Lake Condominiums

Edition 4 | August 2016

Pond

Both of our artesian wells have dried up, and it is challenging to keep our lake level up as Cottonwood Creek slows to a puddle. Your suggestions are welcome. Please direct your complaints to *mother nature* for one of the hottest summers on record.

Running Water

Are your toilets running 24 hours a day 7 days a week? If so, this is costing our Association hundreds of dollars a month for wasted water on bad plumbing fixtures. Water rates just increased. Please repair your faulty water fixture. If you need a plumber, let us know to recommend you one.



Parking Stalls

Fist fights over parking stalls will now be held on a weekly basis, and popcorn will be served. Seriously folks, please use common sense and follow the rules when parking on our grounds.

Bad Behavior

Daily we hear reasons and excuses for bad behavior of residents dealing with other residents. In January Adulthood was legalized in Hidden Lake. I think some may have missed the memo.

Storage

The HOA Board has extended the deadline to clean out the basement storage until September 30, 2016. Thanks to those who have already identified their storage.

Garage doors

There are only 2 garage doors in the complex that do not need cleaning or some serious paint work. **The garage doors are the homeowners responsibility.** All our doors are faded, dirty, paint peeling, etc. These need to be addressed before September 30, 2016 or reverse work orders will be issued. The HOA provides the paint, and you are required to provide the labor. Painters names can be made available at the office.



Maintenance

Waiting for a job order to be completed? Calling the service office 6 times per day, or sending in duplicate work orders will only delay the maintenance staff from addressing your needs. There are a lot of maintenance issues that have not been taken care of for years. We are not going to resolve all those in months. We appreciate your patience and help.

You can reach our Maintenance Team at **(801) 262-6606** and leave a message. Please **do not** call them to their personal phone numbers.



HOA Dues can be paid on line!

Please note that you may set up auto payments of your HOA dues on MyHiddenLake.com: click on "MY ACCOUNT". Should you have questions, Contact Diana Knowles, See "Contact us" on the website. Save time, checks and stamps!



Pool Rules

Pool rules will be enforced. Anyone violating pool rules will have their pool privileges revoked and encounter a fine. No children alone under 14...no **LOUD** music...No glass bottles in the pool area. Please leave the pool area better that you found it and be considerate with your neighbors.



Complaints

Complaints are gladly welcome with a solution. We have a great number of residents with a lot of experience in many things. The HOA Board values your solutions to issues you see in our community. Please help us to make Hidden Lake a better place to live.

Smoking

Smoking continues to be an issue. Being a good neighbor is a part of being an adult and living in a community such as ours. Respect other neighbors smoking 15 feet away from your unit..



Clubhouse

Keep in mind that BBQ inside the clubhouse is **not permitted**. Please use the microwave or oven provided when you rent the clubhouse.

Lighting

We have just replaced 28 light outages with 28 LED 10 year warranty bulbs. As the old style lights burn out, we will be replacing all lighting with this new energy efficient technology.



August Projects

Our projects this month are:

1. Tree trimming in all our condominium
2. Fence repair by the dog park.
3. Installation of 3 additional cameras for our residents security.

REMINDER: FISHING DAY

August 13th 2016- 7 am to 2 pm



AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS,
AND
BY-LAWS FOR
HIDDEN LAKE CONDOMINIUM

6. STATEMENT OF PURPOSES, USES, AND RESTRICTIONS:

A. PURPOSES. The purposes of the condominium property are to provide housing and recreational facilities for the Unit Owners and their respective families, tenants, guests, and servants in accordance with the provisions of the Utah Condominium Ownership Act.

B. RESTRICTIONS ON USE. The Units and Common Areas and Facilities shall be used and occupied as follows:

Each garage shall be used for the parking or storage of a motor vehicle. No personal property shall so fill a garage as to leave no room for the parking of a motor vehicle. No vehicle may be parked, stored or abandoned in an unauthorized area. Each Residential Unit shall have one assigned open space and one garage (two garages in the case where a Unit Owner has title to one of the seven (7) separate Garage Units). Excess vehicles or vehicles which do not fit in a garage must be parked or stored in the Recreational Vehicle compound. A "key deposit" may be charged by the Management Committee for use of the Recreational Vehicle compound. **Visitor parking shall be used exclusively by visitors, guests or invitees of Unit Owners or occupants.** Vehicles parked in unauthorized areas or vehicles which have expired tags or plates may be impounded or towed by the Management Committee without notice at the vehicle owner's expense.

No Owners or occupants shall repair or restore any vehicle of any kind in or about the Common Area, except for emergency repairs, and then only to the extent necessary to enable movement thereof to a proper repair facility. No parking area space may be modified without the prior written consent of the Management Committee.