

# THE MAINSTREAM



## Hiddenbrook Homes Association

[www.hiddenbrookhomes.org](http://www.hiddenbrookhomes.org)

1508A Sadlers Wells Drive  
Herndon, VA 20170

**Property Manager:**  
Lisa Cornaire

[hiddenbrook\\_homes@hotmail.com](mailto:hiddenbrook_homes@hotmail.com)

### Office Hours:

Tues. & Thurs. 2-5pm or by appointment

Office: (703) 318-7159

Fax: (703) 437-973

Pool: (703) 437-9736

### Mailing address:

PO Box 582, Herndon, VA 20172

### Goodbye 2020, Hello 2021!

The Hiddenbrook Board of Directors hopes everyone had a safe and joyous holiday season.

Here's to a better 2021!



### It's That Time of Year Again: Annual Meeting Time

As a result of Covid-19, changes have been made to our annual meetings. The Board will conduct a modified version of the HOA annual meeting this year while the annual meeting of the Swim & Tennis club has been postponed.

Please refer to **page 2** of the newsletter for more details.

### Dues Reminder

Hiddenbrook homeowners' annual dues were to be paid by **January 1<sup>st</sup>**. If you haven't already done so, please submit your payment ASAP. Thank you!

### Thank you to our Mainstream Editor

The Board would like to thank Barbara Sidoti for compiling our newsletter this year. She has done a fabulous job and we are thankful for her time and efforts.

### Area 9 Leaf Collection

Our next leaf collection has been scheduled for January 5<sup>th</sup>. You can check the official website [here](#).

## Annual Meeting Details

### **HOA Annual Meeting – Tuesday, January 19, 2021 at 7:00 p.m. at the clubhouse**

Due to Covid-19, the Board will conduct a modified version of the HOA annual meeting. This year, the only item on the agenda will be to hold the vote for the open director positions on the Board. In light of this change, you may send back your proxy in lieu of attending the meeting or, if you wish to vote by secret ballot, you are welcome to attend the meeting in person. The meeting proxy was sent to each owner in the mail with the 2021 annual dues bill. If you misplaced it, you can also download it from the home page of the [website](#).

### **S&T Annual Meeting – Postponed**

Typically, there is an annual meeting of the Swim & Tennis club held directly after the HOA annual meeting. Due to Covid-19, this meeting will be postponed.

In a normal annual meeting, the Board provides the attendees a ‘year in review’ recap of the prior year and shares some of the plans and goals for the upcoming year. Instead of being reviewed at the meeting, the 2020 year in review is detailed on the next page and is also posted on our [website](#).

## 2020 – “Year in Review”

### **Events**

All social events normally sponsored by the HOA were cancelled due to COVID-19. Even though our pool was not open this summer, normal repairs and maintenance were conducted per requirements of the county health department and recommendation of our pool management company.

### **Property Improvements**

1. Improved security cameras were installed and entire system was upgraded
2. Tennis courts were re-surfaced and pickle ball lines added to one court
3. Tree roots causing damage to the tennis courts were cut out
4. Parking lot was “rejuvenated” – a section of failing asphalt was replaced, and new parking lines, speed bumps, fire lanes and directional driving signage was re-painted
5. A concrete pad was added in front of the dumpster to prevent future damage to the asphalt in the parking lot
6. Significant renovations to the pool were completed including the installation of new stairs, new coping stone, white coat, waterline tile. An ADA chair lift was acquired. A core sample test was conducted to the pool wall. The structure of the concrete was found in good condition.

### **Administrative**

1. Pool contract pricing was re-negotiated to reflect a decrease in charges which in-turn, allowed the club to extend a credit to S&T members for 2021.
2. HOA and S&T budgets were reviewed to cut any non-essential expenditures, re-align for the minimum wage increase for lifeguards, and evaluate impact of loss in revenue.
3. A system was developed for issuing all S&T members who paid their dues in 2020 a credit toward their 2021 dues.
4. Pool dues deadline was delayed seven months and all late fees waived, to assist those who may be struggling financially due to COVID-19.

5. Community-wide covenants inspection was delayed from spring to fall due to COVID-19.
6. The Board worked with the Pool Committee members to develop a COVID-19 based plan for opening the pool for a SAFER 2021 season. The plan will meet all necessary County, State and Federal requirements and focus on providing members with fairness in scheduling pool usage.
7. The Pool Rules, Regulations and Procedures amendment was passed.
8. A “Sidewalk Committee” was developed, and members previewed entire community to detect and report trip hazards to VDOT.
9. An audit of the 2019 books was conducted by an independent CPA
10. Reserve study was moved up and performed in 2020 to assist in necessary budget planning and recovery for 2020 and 2021.
11. A vote for an amendment of the Association’s declaration continues.

## **Financial**

### **HOA**

- Most expense line items came in close to projected budget.
- There were 3 unpaid HOA dues in 2020 which were turned over to legal for collections.
- The reserves will be 100% funded as of January 1, 2021

### **S&T**

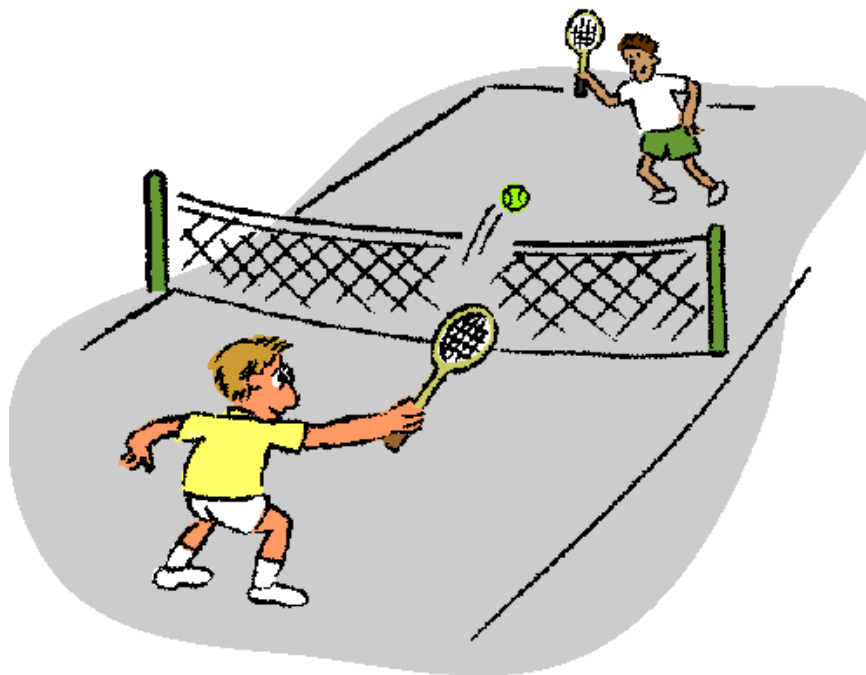
- Most expense line items came in close to projected budget.
- There were 21 unpaid swim and tennis memberships in 2020 which were reclaimed by the club.
- The reserves will be 100% funded as of January 1, 2021

## Tennis Court News

The onset of the winter months brings about an added layer of requirements on the Hiddenbrook Swim and Tennis Club. Measures were already taken to address the pool; however, additional steps are needed to care for the tennis courts. This includes relieving the tension on the posts that hold up the tennis nets. Relieving the tension, especially in the winter when there is minimal use, can reduce the need for periodic care of the posts in later years. The Club does not intend to remove the nets and plans to loosen the tension on the posts slightly maintaining the courts for continued play. For any member who utilizes the courts over the winter, please refrain from attempting to tighten the nets.

An additional reminder, for all members who use the tennis courts, please close the gate and ensure it is latched upon departure. There have been a few instances where the gate to a court was found open. Your vigilance in this matter will help in preventing any potential theft or damage to the grounds.

We thank you for your cooperation.



## Lock Your Doors for Good Measure



Hiddenbrook is known as a safe neighborhood, which can lead us to being complacent. Locking your car is easy to forget but could lead to theft or damaged property. It has historically been summer months when our neighborhood has reported car rummaging and/or items stolen from vehicles but with more people out of work at this time, let us all avoid being a target and remove valuables from our vehicle(s) and keep them locked.

## Hiddenbrook Board of Directors

(Meetings are *\*typically\** held on the 3<sup>rd</sup> Tuesday of every month at 7 p.m. in the clubhouse)

President	Joan Koss	<a href="mailto:joanekoss@outlook.com">joanekoss@outlook.com</a>
Vice President	Clive Bayliss	<a href="mailto:clive.bayliss@gmail.com">clive.bayliss@gmail.com</a>
Secretary	Matt King	<a href="mailto:mkk121975@hotmail.com">mkk121975@hotmail.com</a>
Treasurer	Pam Spencer	<a href="mailto:Pspencer9@outlook.com">Pspencer9@outlook.com</a>
Director at Large	Kristin Leveto	<a href="mailto:kjleveto@gmail.com">kjleveto@gmail.com</a>

## Hiddenbrook Committee Chairs

Architectural Review (ARC)	Jason Wenrich	<a href="mailto:stringcheeseiphish@yahoo.com">stringcheeseiphish@yahoo.com</a>
Clubhouse	Pam Spencer	<a href="mailto:Pspencer9@outlook.com">Pspencer9@outlook.com</a>
Communications	Kristin Leveto	<a href="mailto:Kjleveto@gmail.com">Kjleveto@gmail.com</a>
<b>Neighborhood Watch</b>	<b>VACANT</b>	
Pool	Marcel van Vierssen	<a href="mailto:hbmarcelv@gmail.com">hbmarcelv@gmail.com</a>
Activities	Ghotbee Lim	<a href="mailto:Glim006@gmail.com">Glim006@gmail.com</a>
Swim Team	Robert Yost	<a href="mailto:hiddenbrookswimteam@gmail.com">hiddenbrookswimteam@gmail.com</a>
Tennis	Tony Roane	<a href="mailto:tonyroane@gmail.com">tonyroane@gmail.com</a>

If you are interested in joining any of the Hiddenbrook committees, please fill out the 'Committee Interest Form' from the documents page of the [www.hiddenbrookhomes.org](http://www.hiddenbrookhomes.org) website and send it in to our property manager, Lisa Cornaire, at [hiddenbrook\\_homes@hotmail.com](mailto:hiddenbrook_homes@hotmail.com)

If you are interested in receiving a printed copy of our monthly newsletter, please email your request to [hiddenbrook\\_homes@hotmail.com](mailto:hiddenbrook_homes@hotmail.com)

# CLUBHOUSE CALENDAR



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
27	28	29	30	31		1 2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17		18	19	20	21	22 23
24			26	27	28	29 30