

The Quacker Newsletter

The Annual HOA Meeting

Our Annual HOA Meeting is being held on Saturday, December 3rd at 2 pm in the clubhouse. If unable to attend, please submit your proxy by 11/26/16---no exceptions. Proxies were mailed to all Unit Owner's, or you may submit a proxy online at <http://www.myhiddenlake.com/proxy-2016.html>



Open Seats on the Board

We have 2 vacant seats becoming available at our Annual HOA Meeting. As those seats have fulfilled their two-year terms Please consider being part of the HOA Board. We have a lot of fun! And it's a chance to make a difference in our community.

Rules and Regulations

At our Annual Meeting we will be discussing the discrepancies found in our governing documents where changes have been made over the years that conflict with one another. Any change made to the CC&R's requires a 2/3 vote of residents. Please review the CC&R's and latest Rules from 2014.



Clubhouse Reservations

The clubhouse is available for family gatherings and parties during the holidays. Overflow visitor parking for clubhouse parties will also be available in the RV lot. Please submit your requests through the website.

SNOW is on its way!!

Please note once we have measurable snow, the snow plow will be piling snow around the complex. This means we will lose some visitor and reserved parking.



Rain Gutters

Rain Gutters are being cleaned and repaired for winter. If your gutter needs repair or cleaning, please submit a work order.

Sprinklers

Exterior sprinklers are scheduled to be shut off for the season during the 2nd week of November.

Vacant Units

To avoid broken water pipes and costly disasters, all vacant units are being winterized. Interior water leaks are the homeowners' responsibility. Our Master Insurance has a \$20,000 deductible, and likewise you should have at least \$20,000 in dwelling coverage. Reminder: Owners and Renters are required to maintain coverage. Remember this is a 40 year old complex. Things break....Protect yourself and your neighbors by carrying insurance. A copy of that insurance should be provided to the HOA. Thanks to those of you who have already complied.

Maintenance Repair

Please, if you notice lights out in the complex, report them to 801-262-6606 - maintenance. In addition, please observe areas that are dark and where a new energy efficient light could be added to improve safety to our community. Suggestions welcome.

Glass Recycle

Our glass recycle program was an immediate success. 3 additional receptacles have been placed - one in each corner of the complex.

The Pond

The pump is down and will be repaired before Spring

Dumpsters

Fines are being assessed to Owners who fill our dumpsters with construction material and old furniture as the HOA incurs additional & unneeded costs. Please remember to breakdown your boxes.

We thank you for your cooperation and assistance to keep our costs down!

Propertyware Training

Propertyware Training is available Saturday November 12th in the Clubhouse from 2 to 3 pm. You do not need to have or use a computer to be set up on Propertyware

Community Safety

Thank you for being aware of potential criminal issues in our community. Sheriff Dispatch:

801-743-7000