

April 2024 “Quacker”!



HOA Meeting:

The next HOA meeting will be held in **May** at the Clubhouse. More details of this special water line repair meeting to come. Hidden Lake homeowners are welcome AND encouraged to attend for the latest project updates.

EVENT / PROJECT CALENDAR:

Water Line Break: The HOA is finalizing a schedule to replace the water line on Woodduck. We will have more details at a special planning meeting in May, more details to come. This will be a top priority repair project TY. Tentative date to begin this project is currently in July.

The balcony project is a high priority. Reminder, the due date for the 2nd assessment was **April 1, 2024**. A notice was sent noting the assessment amount owed. To make the assessment payment, follow the instructions/guidelines in the previous letter. Fees and interest will apply for delinquent accounts from the 1st and 2nd assessments.

Water Usage: This is a friendly reminder that residents are not allowed to wash vehicles/other equipment or large items using the water spickets since water is a shared consumable expense for all residents in Hidden Lake. Also, water is only to be used by residents living in Hidden Lake and should not be given away for others usage. Thank you

Pool Opening: We will be opening the pool on May 25th at 9am. Google will also be here on May 24th, 5-7pm for a meet-n-greet event outside the Clubhouse. They will be bringing a food truck for free food to all Hidden Lake residents.

REMINDERS AND NOTICES:

- **VISITOR PARKING** – Residents are **NOT** allowed to park in visitor parking at any time. Please refrain from parking in visitor spots or you will receive a parking notice and fine. This has become an ongoing problem throughout the community and fines will be imposed for violations.
- **FIRE LANE PARKING** – Residents are **NOT** allowed to park long term in the fire lanes. Please limit parking in the fire lanes to no more than 10 minutes, or you will receive a parking notice and fine. This has also become an ongoing problem throughout the community and fines will be imposed for violations.
- **Please stay alert for any suspicious activity on the property, around the clubhouse, cars, or alleyways. Take video/pics (do not engage) and please report to the Millcreek police dispatch (385) 468-9620 and then the HOA.**

We've had some instances reported of strange activity in the complex so please stay vigilant. We cannot act upon issues unless we have valid proof or a police report to refer to.

Projects list: (in no particular order, may not be complete)

The balcony project is a high priority. As a reminder, the due date for the 2nd assessment payment was April 1, 2024. To make the assessment payment, follow the instructions/guidelines in the previous sent letter. Late fees and interest will apply to past due balances and delinquent accounts on the 1st and 2nd assessments. Property liens will be placed due to outstanding balances, with additional legal expenses incurred by home owner. All funding must be in place to start/finish the project. Owners will be notified as their balcony is scheduled for replacement. **Phase 1 is complete and we are ahead of schedule by about 4 months.**

The waterline replacement project is tentatively planned to begin in July. As we get more solidified details we will let the community know. We will be scheduling a planning meeting for the community, especially for residents on the south side of the complex, in mid/late May to discuss impacts and help plan for parking and access.

We will be replanting new trees in the complex to replace some of the trees we have removed due to them dying.

Reserve study is being initiated TY for the community.

We are also looking into getting requalified for FHA loans. There is a cost associated with that, the HOA committee has submitted all the paperwork requested for this to move forward.

CLASSIFIEDS: (email the HOA, include your name/contact information, to post in the classifieds)

- **NOTICE:** If you are interested in renting a parking space that is open feel free to reach out to Shawna at note2shawna@gmail.com

Contact information for maintenance and resident concerns: 4673 S Black Swan Drive, Millcreek, UT 84117
801.262.6606 (leave message, fastest response) or Email: myhiddenlake@hotmail.com

www.MyHiddenLake.com is a web site sponsored by the community. It contains important rules and regulations for residents and tenants as well as CC&Rs, financials, meeting minutes, insurance docs and more. The CC&Rs are the rules of your neighborhood. They describe the requirements and limitations about what you can do with your property. The goal of the CC&Rs is to protect, preserve, and enhance property values in the community. Most of the time, the rules make sense and are easy to accept. Any questions regarding the CC&Rs or requesting approvals for area improvements should be directed to the HOA Committee.

<http://www.myhiddenlake.com/rules.html>

Welcome to Spring!