

February 2024 “Quacker”!



HOA Meeting:

The next HOA meeting will be held **March 20, 7:00 pm, Clubhouse**. Hidden Lake homeowners are welcome AND encouraged to attend for the latest project, financial and community 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 future HOA meetings. This will be a top priority repair project TY.

The balcony project is a high priority. Reminder, the due date for the 2nd assessment is **April 1, 2024**. A notice will be sent soon 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.

RV Parking Sub-committee: If you are the owner of this trailer please contact the HOA immediately, it is unregistered with the HOA and will be towed from the lot soon.



REMINDERS AND NOTICES:

- **PET CLEAN-UP** – Please make sure you are cleaning up after your pets throughout the complex. **ALL** pets are required to be on a leash when outside a resident’s home, excluding the dog park.
- **VISITOR PARKING** – Residents are **NOT** allowed to park in visitor parking at any time. Please remove/refrain from parking in visitor spots.
- **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.
- **Common Space Form** – A new form has been added to the website myhiddenlake.com; and must be filled out if you have any requested changes to common/limited common areas within the complex (i.e. fences, planters, pavers, courtyards, patios, etc.). Front/back limited common areas are maintained by residents and must stay clean and presentable for the community, including painted fences.

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 is 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.**

We will be replanting new trees in the complex.

Residents stairway repair, as funding allows.

Gutter replacement throughout complex, as funding allows.

Reserve study being initiated for the community.

We do have a beaver, or two, that are in the pond and have taken out 3 trees so far. We are in the process of trying to live trap them and have them relocated. If you see traps in the pond please stay clear to the area is untouched by human scent. Watch your pets as well as we have live traps going at other times to catch raccoons.

We are also looking into getting requalified for FHA loans. There is a cost associated with that, the HOA committee will review and make a decision on this topic.

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

- 2nd NOTICE: If you have a parking space that you are not utilizing and are interested in renting that space to another resident, please let the HOA know via the "Contact Us" page at www.myhiddenlake.com. We can pass that information on to other residents who may be interested in renting your spot. Any agreement will be made between residents directly, outside of any HOA management

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>

Watch for BLACK ICE!