

# Hidden Meadows News

WINTER 2024

Gigi Morrow, President

AdriaWiller, Vice President

Robert Knust, Treasurer

Shirley Dertinger, Secretary

Heather Chrostowski, Member at Large

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Condominium & Association Management

## Hidden Meadows President's Report: Gigi Morrow

The Hidden Meadows Board of Directors has reconvened after the 2023 Annual Meeting elections. I am pleased to have been nominated to serve as Hidden Meadow's President. The Board and myself thank each of you for your continued support. I am excited about the existing Board of Directors and their individual contributions and experiences they bring to the Board of Directors. We have some members whom have served on the Board for several terms and a newer owner to provide a fresh approach.

I am pleased to overview our 2024 plans. The wood restoration project will be wrapping up this year. Buildings 2127, 2138 and 2148 will be completed. We have also had a drone inspection completed on our roofs this month. This has provided excellent insight to the conditions of our roofs. Outlining future roof replacements is a commitment of the Board of Directors going forward. We have contracted a company to seal the exterior of the buildings such as drier vents, pipe penetrations, and cracks/openings, this project will roll out when warmer weather approaches. We will also focus on power washing and painting of the privacy fences. This may be a phased project where we have sections done this year and next year. Proposals are still being solicited.

We take pride in our community and thank each of you for your support.

## Treasurer's Report: Robert Knust

We have included the annual budget for your review. The Board of Directors and KC Property Services worked on our budget to maximize the community's funds. We are continuing to focus on capital improvements on the buildings. Roof replacement funding is a large focus going forward. With this said there is an additional assessment that will be rolled out for roof replacements. The assessment will fund \$30,000 annually. We changed our fiscal year to a true calendar year in 2024, beginning April 1st, 2024. This year's budget is a 9 month budget.

units	% of value	Total % of Value	Total dues based upon % of value	Total monthly dues per % of value	Monthly dues per unit
29	0.0085000	0.24650	7395.00	616.25	\$21.25
29	0.0086000	0.24940	7482.00	623.50	\$21.50
29	0.0077000	0.22330	6699.00	558.25	\$19.25
5	0.0096000	0.04800	1440.00	120.00	\$24.00
24	0.0097000	0.23280	6984.00	582.00	\$24.25

The additional assessment due date is the same as the Association dues, the 10th of the month. Coupons/invoices will be mailed to each Co-owner in March 2024. This additional assessment is for building the roof reserves and we will begin roof replacements in 2025. There may not be roofs replaced every year but ensuring we have the appropriate funds for this project is essential. It is approximately a \$700K project to replace all roofs. Not all roofs need to be replaced at this time, but within the next 5 years there will be more that will require replacement.

The monthly Association dues will remain the same. We ask everyone to be conscientious of their water usage. On the next page, we will overview the appropriate irrigation watering schedule.

**COMMUNITY MANAGER:**

**Mrs. Kimberly Mosey**

**(248) 586-9700**

**Email:**

**k.mosey@kcpropertyservice.com**

**KC Property Services, LLC**

**2985 12 Mile Rd.**

**Berkley, MI 48072**

**Office Hours: Monday - Friday**

**When emailing or calling KCPS:** the Assistant Community Managers can offer immediate assistance. We encourage each owner to contact:

Patti Cadman  
P.cadman@kcpropertyservice.com

Marcela Castrillon  
m.castrillon@kcpropertyservice.com

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## Important Reminders

### SPRINKLERS-WATERING POLICY

Water only three (3) times per week. Do not water on Tuesdays (lawn cutting day). Do not water on rainy days or the day after a rain. Water each zone for 15-20 minutes only. Co-owners without sprinkling systems are responsible for watering their immediate areas. MUNICIPAL WATERING RULES SUPERCEDE ALL OF THE ABOVE.

### TRASH

Trash pick-up day is Wednesday. Pick up will be one day later if it is a holiday week. Please place trash at the end of the driveway, not on the grass, **no earlier than 4:00 p.m.** the night before the scheduled pick up. All yard waste must be in brown paper bags or a trash container clearly marked yard waste. The blue bin is for recyclable materials.

### VEHICLES

No house trailers, commercial vehicles, boats, boat trailers, camping vehicles, snowmobiles, snowmobile trailers, or vehicles other than automobiles, non-commercial pickup trucks or passenger vans used by Co-owners as a primary means of transportation may be parked upon the premises of the condominiums. A motorcycle for Co-owner's personal use is permitted. Motorcycle riders are requested to drive slowly and carefully within the complex and to keep the noise level minimal.

### SPEED LIMIT

**The posted speed limit within the complex is 15 MPH.** Please obey the speed limit and all other posted traffic signs to keep our community safe.

### GARAGE SALES

If the Board receives sufficient interest Hidden Meadows will hold an annual garage sale. Co-owners interested in holding a garage sale should contact the Board. Only one annual complex wide garage sale will be permitted. Co-owners interested in conducting a community wide sale could form a committee to coordinate the sale.



#### Future Capital Improvements

- Wood Restoration
- Tree Maintenance
- Unit Privacy Fence power washing and painting
- Sealing buildings



Recent events involving a number of Co-owners has prompted us to remind everyone:

**MAKE SURE** We have your current contact information, designated emergency contacts and in the event the worst were to happen make sure you have a Will or some form of written instructions for how your property and belongings are to be handled in the event you become incapacitated or worse.

Over the past two years, the Association has run into multiple situations where Co-owners were confronted with very challenging events or emergency situations – even death, and we did not have emergency contacts and/or heirs to the estates to con-

tact. We can not allow friends or family members into such units without reasonable and appropriate documentation.

We've also had emergency situations arise, where there was no indication at all on file, of who to contact. Management could contact the designated friend or family member in the event of an emergency to communicate any instructions they may need to receive from either management or the authorities. In order to accommodate this flow of information, we need to be able to contact you or someone close to you as soon as possible.

Please complete the enclosed form and send it back to our office.