



Community News

WINTER 2021

Shirley Dertinger President
Gigi Marrow, Vice President
Shirley Dertinger Secretary
Stefanie Awdish, Treasurer
Linda Symonyi, Director
Heather Chrostowski, Director

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President's Report- Shirley Dertinger

2020 has been a year that will be remembered by all and we have had to make some alterations in our Board operations but have successfully held consistent meetings to conduct Board business and even attempt to have a well organized virtual 2020 Annual Meeting.

Unfortunately the quorum requirement to hold the 2020 Annual Meeting did not happen. The Association was only one person short and made every attempt to have quorum met. We would like to thank all those in attendance for your participation as well as attempts to obtain proxies to have the meeting held. The 2021 Annual Meeting will be held as scheduled in October 2021.

The Board of Directors has reconvened from the holidays and are pleased to report we have a full 5 member Board. We have appointed willing community members to serve on the Board of Directors as allowed per the Association's governing documents.

Focusing on the successful operations of our Association is of utmost importance and we are committed and unified in this process. We look forward to what 2021 has to offer, we are still continuing on capital improvement projects as well as tree trimming this year. We thank each of you for your support.

Treasurer's Report: 2020-2021 Fiscal Review-Stefanie Awdish

As the new Board Treasurer, I welcome this opportunity to review the 2020-2021 fiscal year performance with you as well as overview the upcoming 2021-2022 Budget. We had a very productive 2021 with the wood restoration and painting project for half of our buildings. These are the type of capital improvement investments we are focused on continuing at our community. There will be two more buildings completed this current year. With the unique 2020 we have had, the Association did see a significant impact in our water utility usage with many residents unable to leave their residences. We are \$20K over our \$91K water operating budget. With these unique times it is most important for community members to adhere to the watering schedules set forth in the community's Rules and Regulations and only utilize irrigation systems 3 days a week for a maximum of 15 minute run cycles. We expect with co-owner's adhering to these watering schedules that we will only need to increase the water operating expense \$10K to a total of \$101K for the upcoming fiscal year. Please also take time to review the entire newsletter to find helpful maintenance tips to assist in saving the association finances and help reduce any future dues increases that may be required.

Enclosed in this mailing is a copy of the 2021-2022 operating budget and dues notification. It is forecasted in the 2022-2023 Hidden Meadows operating budget will have a dues increase to meet the funding needs of the Association and stay on target with increased reserve contributions for required community maintenance and operations. We wish everyone a happy and healthy year.

HOME MAINTENANCE TIPS

Home maintenance is something we often neglect. Between our daily and weekly responsibilities of cooking, cleaning, laundry, etc., maintenance is something that often falls by the wayside. But it's essential. Your home and property benefit from regular tune-ups. Fun, right? We know: not so much. But we've gathered some helpful information that can make this easier for you.

CO-OWNER RESPONSIBILITY MAINTENANCE

Inspect the washer and dryer hoses: Inspect your hoses several times a year. If you see cracks or breaks, unplug the machine, turn off the water supply on both hoses and replace them, preferably with braided, metal hoses that can't split open. Also, use a bristle brush to clean the filters of debris and sediment that reduce the machine's water flow. Finally, replace your hoses every five years and tape the date on them so you know when you last replaced them.

Clean the Lint Trap : Lint can be lethal for you and your dryer. A dryer can erupt in flames if lint builds up in either the lint screen or the ducts. According to the National Fire Protection Association, an estimated 16,800 fires were caused by dryers or washing machines in the United States. This led to civilian deaths, injuries, and millions of dollars in direct property damage. After every load, remove and clean the lint screen and use a long brush or hand vacuum to remove any globs of lint at the bottom of the trap. Shine a flashlight into the trap to make sure it's clear. Please refer to the image on the right to see obstructed vs. clean vent.

Requirement: It is required for co-owners to clean the washer and dryer hoses as well as keeping the vent clean.

SHOWER

- **Clean your shower head.** Tie a plastic baggie filled with white distilled vinegar around the shower head. Allow this to sit overnight, and then remove in the morning. Run the shower to flush out any dissolved build-up.
- **Seal grout once or twice a year, depending on shower use.** Sealing is done to strengthen tile or grout's defenses against dirt, spills, and erosion of grout, but not all tile needs to be sealed. If your tile is ceramic or porcelain, it probably won't need to be sealed. ... If your tile is stone (slate, marble, granite, travertine, etc.) then it will need to be sealed.
- **Signs it's time to recalk your bathroom**
 - ◇ Mold or mildew beneath the surface of the caulk, indicating water leakage
 - ◇ Caulk is older than five years
 - ◇ Dried out or cracked caulk
 - ◇ Peeling or missing caulk

TOILET

- **Inspect your toilet every six months.** Make this a part of your regular routine to make sure that everything is working in top order. Take a moment to remove the tank lid, flush the toilet, and see that all components are working properly.
- **Don't ignore a running or leaking toilet.** Toilet leaks are typically slow and can be difficult to spot since they don't usually leave a puddle on the floor. A toilet leak is more likely to happen within the tank itself, with water leaking into the bowl, and, therefore down your drain. While this may seem harmless, think of all of that wasted water. You may as well be throwing money down the drain!
- **Wax ring replacement:** The wax keeps water from leaking as it passes from the toilet to the drain pipe. It also seals against foul sewer gas odors. A wax seal will often last the life of the toilet, 20 or 30 years, without needing to be changed. There are times, though, when the wax ring will need to be replaced.

Recommendations

Section

List of plumbers

A-Fordable Plumbing

Bencsik Building Company

Cooley Construction, LLC

Obstructed Vent



Clean Vent



Windy Season is here & Snow is melting

Clean up your blown trash.

Lets spring into

Springtime with clean
grounds & community



PETS: Any pet(s) kept in the condominium shall have such care and restraint as not to be obnoxious on account of noise, odor or unsanitary conditions.

Pet(s) must be attended by a responsible person and restrained by a hand-held leash when outside. Pet(s) cannot be secured by their owner by using a pet leash, chain or rope, and tied to a unit's porch, fence, tree, or any other object, and left unattended.

It is the responsibility of each pet owner to **IMMEDIATELY** pick up any pet droppings. Violators will be warned and then fined if they fail to pick up after their pet. Each pet owner is responsible for any damage to the Association's property by their pet and deemed responsible for the grass planting, building, tree, etc. damages.