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Robert Knust

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Member at Large

Heather Chrostowski

Working together, in a spirit of cooperation and concern for all, in making our Community beautiful, peaceful, and financially secure.

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Condominium & Association
Management

Hidden Meadows News

SUMMER 2023

Hidden Meadows President's Report: Stefanie Awdish

I am pleased to provide the community with highlights of our 2023 year. Several projects will be underway here in August. We are completing three more buildings for wood restoration and painting. Every building will be caulked. The scope of this work includes dryer vents, pipes, penetration cracks and openings.

Moving on to grounds, the tree trimming walk through went very well and an extensive list was created, however the proposals came in significantly higher than our budgeted allocation. Therefore trees that were selected to be trimmed were those that had priority.

Some insightful homeowner recommendations we would like to provide are co-owners to research a water heater alarm. It is a less than \$20 device that you can place on your hot water tank that can assist in alerting the resident if there are any leaks. It is commonly known as a Water Leak Alarm.

I will close my report with a save the date reminder as our Annual Meeting will be held October 17, 2023. Formal information will be mailed to the co-owners in September.



Treasurer's Review: Robert Knust

Hidden Meadows financial review will formally be done in our upcoming Annual meeting. I would like to take this opportunity to provide you with the most current updates. The Board has reviewed the fiscal operations of the Association and discussed it with the Attorney. Having the Association operate on a true calendar fiscal year is desirable, rather than the existing April 1st through March 31st fiscal year.

Therefore, the Board has Resolved that the new fiscal year will begin January 1, 2024 and will furthermore continue on a true calendar year.

COMMUNITY MANAGER:

Mrs. Kimberly Mosey

(248) 586-9700

Email:

k.mosey@kcpropertyservice.com

KC Property Service, 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:

Laura Mesa: l.mesa@kcpropertyservice.com

Patti Cadman

P.cadman@kcpropertyservice.com

Marcela Castrillon

m.castrillon@kcpropertyservice.com

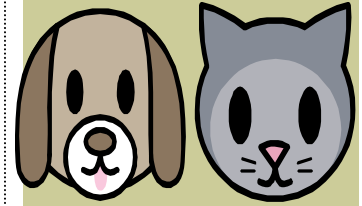
PETS: Any pet(s) kept in the condominium shall have such care and restraint as not to be obnoxious on account of noise, odor or unsanitary conditions.

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. Leashes cannot be left on the common area.

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.

All pets must be registered with the property management company.

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Important Reminders

- If you have a large item for pickup (like mattresses, sofas, appliances, etc.) it is not to be placed at the curb during normal trash day. If you have a large item for pickup arrangements will need to be made by contacting the City of Walled Lake trash company, Green for Life, otherwise they will not be picked up. To make arrangements please call(844) 464-3587.
- Trash is not to be left in the front of units, trash receptacles must be stored within the garage. Be mindful of trash pick up policy. Within a short time, trash sitting outside attracts squirrels, opossum, birds, and other wildlife. It is unsightly and slovenly looking.
- Exterior modifications must be submitted to the Management Company for Board review and approval.
- Trash cans and recycling bins should be placed at the end of the driveway or road and not on the grass.
- Modifying flower beds. The natural rock boarder is appropriate in the community along with brown mulch. Do not extend your flower beds onto the common elements without first gaining approval from the Board of Directors.
- Ensure that your irrigation timers are set for no more than three days a week. It is co-owner responsibility to have the system maintained and winterized in the fall.
- Grilling is permitted at the community. It is of upmost importance that you allow the grill to cool prior to placing it back into the garage. Never leave a grill in use unattended.
- **Everyone needs to respect the traffic signs within the community. Stopping at the stop signs is not an option! Daily residents or their invitees are seen rolling or directly driving through the stop signs. This is big safety concern! Lets do better as a community!**



Parking

Please be reminded that in accordance with the Hidden Meadows Parking Policy, each unit is permitted only two vehicles. If you have a third vehicle you can request permission from the Management Company to park your third vehicle in the street. Each condominium must utilize their two parking spaces; garage and directly outside of their garage.

Visitor Parking Only is permitted to co-owner's guests and all vehicles may park in the visitor parking areas or in the driveways of the individual unit. There is no long term parking in the visitor parking spots.

If this problem is being abused and KC Property Service has been made aware of non-complying vehicles, the towing protocol will be enforced fully.

No storage of inoperable vehicles is permitted. All vehicles must be street ready with proper tags.

If permitted to park in the street it is imperative you do not block the mailboxes nor park between the no-parking signs

Rentals

Co-owners are permitted to rent their units; only upon complying with the Association's Bylaws. Article VI 2(b)

Notice of intent to rent their unit must be provided 10 days prior to securing a tenant

Lease agreement must be provided to the Management Company for Board review.

ALL leases must include acknowledgement that they are renting within a condominium community and understand they must adhere to the association's governing documents and Rules and Regulations including but not limited to; Parking Policy & Trash Policy.