

November 2024 “Quacker”!



HOA Meeting:

The next HOA event will be the Annual Meeting on Dec. 10th, 7:00pm (check-in is 6:30pm) at the clubhouse. Please plan to attend or provide your proxy vote back to the HOA, as we need a quorum of 60+ owners to conduct business.

EVENT / PROJECT CALENDAR:

Annual Meeting: The annual meeting will be held Dec. 10th @ 7pm (6:30pm check-in). We will be reviewing the budget for next year, discussing in detail the increase we've seen in expenses, and voting on two open HOA committee seats. Please plan to attend, or provide your proxy vote, as we need a quorum of 60+ owners represented to conduct official business. We will also be drawing for the 3 reserved parking spots that night as well.

Water Line Repair: The water line repair project is complete. We are in the process of finalizing some clean-up of the area, as well as planning to repour the concrete slabs that were removed.

Limited Common Area: This is a friendly reminder that residents are required to get permission from the HOA committee before altering any limited common area space. Also, residents are required to maintain their limited common area to the standards of the rest of the community and may be required by the HOA committee to bring areas up to compliance at their own expense.

REMINDERS AND NOTICES:

- **VISITOR PARKING** – Residents are **NOT** allowed to park in visitor parking. Visitors are considered residents after they have parked in “Visitors” for 4 weeks or more. Fines will be assessed. We will be drawing for 3 available reserved parking spots at the annual meeting.
- **Leash your pets** – Please remember to keep all pets on a leash when out walking. This helps prevent any unnecessary incidents with other pets/people. Even if you are certain your pet is calm and friendly, please respect others by following the updated leash policy. Also, please respect others space & distance in the dog park when being used. Fines will be assessed.
- Do not pile any items next to the trash bins for donation, we get fined by the waste management company for this. Please dispose of items or ask to put in the Classifieds section if you want to give away.
- **Please stay alert to 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.**

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

Reserve study is complete and posted on the Hidden Lake website. The HOA will use this document in FY 2025 to develop a long term plan for the major future expenses needing addressed in Hidden Lake (i.e. roads repavement, gutter replacement, large scale painting, clubhouse updates, security cameras, tennis courts resurfacing).

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

- **Parking spots:** There are a few residents in the complex that may be interested in renting other resident's parking spots if they are not being used. If you are interested in renting your spot, please email the HOA and we will connect you with other residents who may be interested in renting.

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>

Happy Thanksgiving everyone!