

September 2024 “Quacker”!



HOA Meeting:

The next HOA event will be held **October 25th in front of the Clubhouse, 7:00 pm**. We will be holding our annual October community potluck event. The HOA will be providing hotdogs, chips and firepits. Bring your own beverage and seating. We look forward to seeing you there!

EVENT / PROJECT CALENDAR:

Water Line Repair: The HOA is working with Noland to repair/replace the water line on S. Woodduck. The latest timeline update: the project is planned to begin October 7th. There will be 2 or 3 water shutoffs during the project, the community will be notified with as much notice as possible. Traffic and parking will be impacted in that area of the complex, we will work with the residents to relocate their parking spots where necessary.

The balcony project is complete! Final reminder, the due date for the 2nd assessment was **April 1, 2024**. A notice was sent 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.

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.
- **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.
- **Front/back area water spickets:** will be turned off this month, as weather turns cold.
- **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)

The water line project is a high priority:

The waterline replacement project is planned to begin October 7th. We will need to drain most of the lake and the water table will be at its lowest during this time, and there will be less impact on the fish/water life due to cooler temps in September. Total length of project is planned to be about 4 weeks. While they are digging during the daytime, there will be **substantial noise in the complex** so please plan accordingly as this is unavoidable. Traffic and parking by bldg. B will also be impacted greatly so please use caution in that area.

Also, during this time we will have two or three water shutoffs for the community. We will do our best to notify the community via email of those scheduled shutoffs. It is advisable that during this time, if you need to change out your water shutoff valve inside your unit that you plan for this during that time frame, it's a perfect time to address this issue if needed.

Thank you to all the volunteers from the community who came together Saturday to help the residents in Bldg. B remove the fencing and patios, in prep for the water line project. With all the assistance the removal project was completed quickly.

Reserve study is complete and posted on the Hidden Lake website.

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>

Have a great Fall everyone!