

# December 2024 “Quacker”!



## HOA Meeting:

The next HOA meeting will be on **February 19<sup>th</sup>, 7:00pm at the clubhouse**. Hidden Lake homeowners are welcome AND encouraged to attend.

## EVENT / PROJECT CALENDAR:

**Annual Meeting:** After tallying the votes from the annual meeting, Andrew and Shane were re-elected to the HOA committee. Thank you, Val and Chuck, for accepting the nominations as well.

This coming year we will focus on two major projects; lining of the sewer lines and replacing three stairways (this will be an ongoing yearly project to completion). We will also be looking to replace some additional gutters in the complex and update the parking striping/signage in the complex.

**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. Fences, doors and front courtyards will be addressed in this coming year by the HOA committee.

## 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. No vehicle maintenance or double parking in assigned parking stalls is allowed.
- **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 properly 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 pavement, gutter replacement, large scale painting, clubhouse updates, security cameras, tennis courts resurfacing).

Barbara Wilson, Earthwork, is retiring at the end of December. We have a new accounts receivable accountant, Wayne and Trudy Smith, that will be taking over for Barbara. Here is Wayne/Trudy's contact information if needed (also available on the website):

[Earthwork.trudy@gmail.com](mailto:Earthwork.trudy@gmail.com)

801-253-1660

**Thank you, Barbara, for all your hard work and support of Hidden Lake.**

**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.

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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](mailto:myhiddenlake@hotmail.com)

[www.MyHiddenLake.com](http://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>

**Please watch for BLACK ICE everyone!**