

August 2024 “Quacker”!



HOA Meeting:

The next HOA meeting will be held **September 18th at the Clubhouse, 7 pm**. Hidden Lake homeowners are welcome AND encouraged to attend.

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 Sept 23rd or 30th TBD. A walkthrough by Noland took place in August. There will be 2 or 3 water shutoffs during the project, the community will be notified. We will provide more updates as we get them, but will be meeting with residents in bldg. B often. 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 a high priority. 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. **Project due to be completed 9/16/24.**

Water Usage: This is a friendly reminder that residents are not allowed to wash vehicles/other equipment or large items using the water spickets since water is a shared consumable expense for all residents in Hidden Lake. Also, please do not over water your front courtyards causing water to run down gutters. Thank you

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.
- **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.
- **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.**

We’ve had more instances reported of strange activity in the complex (i.e. packages stolen, wipers stolen off vehicles, items stolen from patios at night, garages left open and items missing), please stay vigilant. If you suspect anything strange contact Millcreek police dispatch immediately. We have requested more patrols in the complex.

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

The water line project is a high priority:

The waterline replacement project is tentatively planned to begin September 23rd or 30th. 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. As we get more solidified details we will let the community know. 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 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.

Reserve study is being initiated TY for the community. This is a required step of FHA approval.

Other Notices:

- The pool will be closed as of September 2nd @ 9pm.

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

- **Community Project Day:** September 21st the HOA will be working on some projects around the complex. We are seeking volunteers to assist with painting and simple handyman repairs. If you are interested, please plan to be available that day. Please email the HOA via the website or notify a committee member so we can make a list of who will be available that day. Thank you for your support.

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 Summer!