

January 2024 “Quacker”!



HOA Meeting:

The next HOA meeting will be held **Feb. 21st, 7:30 pm, Clubhouse**. Hidden Lake homeowners are welcome AND encouraged to attend for the latest project, financial and general community updates.

EVENT / PROJECT CALENDAR:

Water Line Break: The HOA is finalizing bids to replace the water line on Woodduck. We will have more details at future HOA meetings. This will be a top priority repair project TY.

The balcony project is a high priority. Reminder, the due date for the 2nd assessment is April 1, 2024. A notice will be sent soon noting the assessment amount. To make the assessment payment, follow the instructions/guidelines in the upcoming letter. Fees and interest will apply for delinquent accounts from the 1st and 2nd assessments.

RV Parking Sub-committee: A sub-committee has been formed to monitor/manage the RV Lot. If you are the owner of this trailer please contact the HOA immediately, it is unregistered with the HOA and will be towed from the lot.



REMINDERS AND NOTICES:

- **PET CLEAN-UP** – Please make sure you are cleaning up after your pets throughout the complex. **ALL** pets are required to be on a leash when outside a resident’s home, excluding the dog park.
- **VISITOR PARKING** – Residents are **NOT** allowed to park in visitor parking at any time. Please remove/refrain from parking in visitor spots (including trailers), fines will ensue. We will begin tighter monitoring of this issue immediately.
- **Please stay alert for 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 some instances reported of strange activity in the complex so please stay vigilant.
- **Common Space Form** – A new form has been added to the website myhiddenlake.com; and must be filled out if you have any requested changes to common/limited common areas within the complex (i.e. fences, planters, pavers, courtyards, patios, etc.).
- **HOA Committee 2024: updated members**
President: Shane G.
Vice Pres: Matt V.
Secretary: Andrew D.
Treasurer: Carter F.
Member-at-large: Brenda P.

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

The balcony project is a high priority. As a reminder, the due date for the 2nd assessment payment is April 1, 2024, letter forthcoming. To make the assessment payment, follow the instructions/guidelines in the upcoming letter. Late fees and interest will apply to past due balances and delinquent accounts on the 1st and 2nd assessments. Property liens will be placed due to outstanding balances, with additional expenses incurred by home owner. All funding must be in place to start/finish the project. Owners will be notified as their balcony is scheduled for replacement.

We will be replanting new trees in the complex.

Residents stairway repair, as funding allows.

Gutter replacement throughout complex as funding allows.

Reserve study being initiated for the community.

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

- If you have a parking space that you are not utilizing and are interested in possibly renting that space to another resident, please let the HOA know via the "Contact Us" page at www.myhiddenlake.com. We can then pass that information on to other residents who may be interested in renting your spot. Any agreement will be made between residents directly, outside of any HOA involvement.

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>

Watch for BLACK ICE!