

# June 2024 “Quacker”!



## HOA Meeting:

The next HOA meeting will be held in **July at the Clubhouse, time and date TBD**. Hidden Lake homeowners are welcome AND encouraged to attend. (picture of a Wood duck here at Hidden Lake, compliments of Dave)

## EVENT / PROJECT CALENDAR:

**Water Line Repair:** The HOA is working with Noland to finalize a schedule to repair/replace the water line on S. Woodduck. The latest timeline update: the project is planned to begin in September. A walkthrough by Noland will take place in August. There will probably be 2 or 3 water shutoffs during the project, the community will be notified. We will provide more updates as we get them. Traffic and parking will be impacted in that area of the complex, we will work with the residents in that area to relocate their parking spots where necessary.

**The balcony project is a high priority.** Reminder, the due date for the 2<sup>nd</sup> 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 1<sup>st</sup> and 2<sup>nd</sup> assessments.

**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, water is only to be used by residents living in Hidden Lake and should not be given away for others usage. 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. Fines will be issued accordingly.
- **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. Fines will be issued accordingly
- **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 more instances reported of strange activity in the complex (i.e. packages stolen, wipers stolen off vehicles, items stolen from patios at night), 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 balcony project is a high priority. As a reminder, the due date for the 2nd assessment payment was April 1, 2024.** To make the assessment payment, follow the instructions/guidelines in the previous sent letter. Late fees and interest will apply to past due balances and delinquent accounts on the 1<sup>st</sup> and 2<sup>nd</sup> assessments. Property liens will be placed due to outstanding balances, with additional legal 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. **Phase 1 is complete and we are ahead of schedule by about 4 months for Phase 2.**

The waterline replacement project is tentatively planned to begin in September. This is due to scheduling issues with the contractor, 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 30 days.

**Bridges are repaired.**

Reserve study is being initiated TY for the community.

We are also looking into getting requalified for FHA loans, our last submission was rejected. There is a cost associated with that, the HOA committee has submitted all the paperwork requested and is working on submitting additional paperwork as requested.

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

- **For Sale:** 2021 Cherokee Forest River Wolf Pup 16HE camp trailer. Like new, used only 3 times. Automatic hitch, lifted suspension, protective paint coating, tv included, LED lighting on automatic awning. \$15,500 OBO. Contact Ivan at 719-948-7717
- **Garage Sale:** community wide, July 13<sup>th</sup>, 8a-2p. Supply your own tables. Researching vendor to pick up leftovers. Keep items within 5' of garage area.
- **Community Project Day:** September 21<sup>st</sup> 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. More information to come in further newsletters and community meetings.

---

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>

## **Have a great Summer!**