

February 2019 Quacker

Hidden Lake Condominium

4673 S. Black Swan Drive, Millcreek, Utah 84117

(801) 262-6606 - myhiddenlake.com - info@myhiddenlake.com

Message from the Board-

As a committee with newly elected members there can be a lull in the actions of the board. This is because we need to catch the new members up on the business at hand. This can take several monthly meetings and can often slow down the direction of the board. However, we are happy to say that the newest members of the board have adapted quickly, and we are pushing forward with the agenda we presented at the annual meeting. In the coming weeks and months there will tremendous progress regarding repairs to the balconies, various staircases, and sections of the lakes that have been designated as trouble areas. We are hoping that by the spring most of these concerns have either been handled or are on the agenda for future repairs.

As we move forward with Earthwork Property Management, there will be some additional changes to personal accounts, specifically regarding the way interest on accounts, late fees, miscellaneous charges, and any legal fees that might be attached to your account are calculated and accounted for. (See the CC&Rs). There will be a more complete description of this process coming out soon. The board simply wanted to inform all the members of our community about the recent changes and how you might be impacted. If you have any questions or concerns regarding your account at any time, please feel free to reach out to Barbara Wilson directly by calling (801) 523-9740 or by sending an email to bbwil0606@comcast.com or through the website. <http://www.myhiddenlake.com/contact-us.html> Moving forward, all money or order forms need to be sent to P.O. BOX 847, Draper, UT 84020, not to the clubhouse. Any documents or money sent to the clubhouse will not be processed and your account will reflect a negative balance.

Want to voice your opinions, or have your concerns heard?

Join us at our next HOA meeting.

Wednesday, February 20th at 7:00 in the clubhouse. We look forward to meeting with you!

As stated earlier, the balconies are a major priority for us in 2019. We have earmarked a large sum of money to address this ongoing issue. It is our goal that the most dilapidated balconies are addressed first, but that over the next few years all balconies will be replaced. This is a complex issue and will require patience from the community. Please understand, this is our major focus, but it will have to be done in phases.

In addition to the balconies, it has come to our attention that the bridge needs some love and attention as well. Some of the annual budget has been earmarked for new planks on the bridge as well as addressing some of the waterlogged and weatherworn railroad ties that buffer the property line between the lake and some of the patios. We will be addressing these concerns this year as well.

All of that is to simply state that in the next few months, and surely by year's end, our property will be looking refreshed! These issues have gone on long enough and it is our commitment to the community that these repairs will be our focus moving forward! We have a lot to look forward to this year and we are excited to continue working on behalf of our community.



March 2019 Quacker

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Message from the Board-

We, as a board, see it as part of our duty to ensure the money collected each month from the HOA dues stretches as far as it can go. We try to avoid costly repairs, expenses, and renovations unless it is completely necessary. A perfect example of this would be the balconies. After countless conversations with residents we came to the decision that over the next few years all balconies would be replaced. This is a project we still believe is important for the safety of our residents, and for the quality of our neighborhood.

However, some of the things offered in our community constantly cost us additional money in fees and penalties. An example of this is the recycling program that we have in place. Seemingly, every month we are charged with "contamination fees" because the items being placed in the recycling bin are either nonrecyclable, or they are recyclable materials placed in a nonrecyclable bag. It has been suggested that we discontinue the recycling program altogether but it has not been decided by the board. The board would hate to see the program dismantled, but we also can't justify the ongoing fees and penalties we are charged for non-compliance while defeating the purpose and goals of recycling.

If you are making the conscious decision to recycle, please, please, please make sure you are following all the guidelines. Recycling is an important component of keeping our not only our community, but our state, clean. If you are unsure of all the guidelines for recycling, you can find the necessary information on the Waste Management website- <https://recycleoftenrecycleright.com>.

Thank you for your effort in keeping our planet GREEN!

<https://recycleoftenrecycleright.com/myths/>- additional, helpful information.



Recently we have had a series of break-ins with cars and garages. This is primarily occurring on the far east side of our community where visibility is the lowest. Over the next few months the board will install new lighting, which the police say is the best deterrent. Additionally, we are looking for community members who are willing to volunteer a couple hours each week and create a Neighborhood Watch Program. The members of the Neighborhood Watch would report directly to the board, or in extreme cases might need to involve the police.

We are looking for about ten people to volunteer. If you are interested, even a little bit, please contact Terri Lundberg, the Board President. When we have enough volunteers, we are going to organize a meeting with local police to review what the Neighborhood Watch can and cannot do. We want to ensure everyone is following proper guidelines and best practices. We do not want anyone to put themselves in harm's way or endanger anyone else. We want all residents to feel safe, supported, and knowledgeable about what is happening in our community. We always encourage everyone to be mindful of their neighbors, as actions in a shared community such as ours, can infringe on the enjoyment and security of those around you. Please review and adhere to the community rules. They are established to provide harmony in our community.

-What to Look Forward to-

Spring is rapidly approaching, although it might not always seem like it. This is a perfect time to start preparing for the upcoming season. In the next issue of the Quacker we will release the dates for the opening of the pool and a spring garage sale. If you have any other activities, you would like to see in our community please let us know by sending an email to info@myhiddenlake.com. We love hearing from our residents and would like to know what activities you want to participate in.

Please join us at our next meeting- Wednesday, March 20th at 7:00



JUNE 2019 QUACKER

GARDEN NEWS

The maintenance team has been busy planting flowers and prepping the sprinkler system for summertime. The front entrance gardens are looking colorful and trimmed!

Please notify the association by using the contact information in the newsletter below if you see any problem sprinklers or leaks.



THE POOL IS OPEN FOR THE SUMMER!

Warmer weather is on its way! In order to maintain a safe and enjoyable pool experience for all residents, please take the time to review the rules for pool use.

Pool hours: Lap swimming only from 9:00-10:00 am and 9:00-10:00 pm Open to all swimmers: 10:00 am –9:00 pm Pool may be closed for storms in the area or when maintenance deems it necessary.

<http://www.myhiddenlake.com/rules.html>

Be a good steward of the surrounding area and pool and spa. The facilities are a resource to be enjoyed and respected for Hidden Lake residents and their guests.

No breakable containers or glass in or around the pool/spa.

No food allowed beyond food tables on pool deck. This includes all snack foods. No drinks in the pool except spill-proof plastic containers.

No running, foul language, excessive splashing, horseplay, obnoxious or sexually offensive behavior will be tolerated in the POOL OR SPA.

Please dispose of trash properly before leaving the pool area.

No smoking in club facilities.

Guests must always be accompanied by an adult (18 yrs.) resident.

All children under 14 years of age MUST be accompanied by an adult resident while using the pool and/or spa & ABSOLUTELY NO CHILDREN UNDER FIVE YEARS OF AGE MAY USE THE SPA (Utah State law.). Swimwear MUST be worn in the pool/spa - no cut offs, shorts or street clothes. All babies must wear "swim diapers" with plastic panties over them.

NO LIFEGUARD ON DUTY

WILDLIFE IS ALSO OUT ENJOYING THE GOOD WEATHER



Raccoons are wildlife that are often seen in the surrounding woods and streams. Raccoons are probably one of the most tenacious—and clever—suburban pests, boasting a wide range of athletic skills. They climb, swim, jump, and run with ease, and their ability to break into trash cans is unparalleled in the animal kingdom. Raccoons should be discouraged from interacting with humans and pets

Raccoons love pet food of all kinds so never leave food out overnight. Seal pet entry doors at night, especially if you know a raccoon has been visiting your yard. Make sure pets have all necessary shots just in case they interact with a raccoon (which are known to carry rabies and distemper).

Raccoons can't resist trash, so apply strategies in this area. Close the dumpster lids. Double-bag waste meat items to help reduce the odor.

Gather any fallen fruit from trees, and don't let overripe produce sit on the ground in vegetable gardens. If you toss food scraps in a compost bin, make sure it has a locking cover.

Raccoons are nocturnal, wandering out at night to feed. They're omnivores, which means they'll eat pretty much anything. Sweet corn, grubs, fallen fruit, leftover pet food—these critters aren't picky.

Contact Us

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ANNOUNCEMENTS

Next Association meeting Wednesday June 19, 2019 at 7:00 P.M. in the clubhouse.

Garage Sale Saturday June 29th, 2019.

Balcony work has begun for balconies and stairs in need. This will be ongoing based on priority. Anyone who has a concern about their balcony or stair deck should contact our office so that it can be assessed and addressed.

JULY 2019 QUACKER

GARDEN NEWS

June projects for the maintenance team included tree trimming and removal, sprinkler system pressurized and up and running.

The grounds are looking green and lush!

FOURTH OF JULY AT HIDDEN LAKE

Hidden Lake residents celebrated fourth of July as a community enjoying a gorgeous day, strawberry stuffed croissants, scrumptious cream cheese Danish, donuts and coffee and juice.

This event was a great way for the community to gather together with new residents getting acquainted with existing residents and everyone building new friendships all while celebrating our great country.

“Land of the free and the home of the brave.”

Francis Scott Key



July Fourth breakfast committee members pictured Left to Right: Barbara DeSpain, Edna Orwin, James Giles, Shawna Edwards. Not pictured Gayle Phillips

Events at Hidden Lake are made possible with coordination, time and planning by dedicated committee members and volunteers. A very special thanks to the planning committee, Barbara Despain, Edna Orwin, James Giles, Shawna Edwards and Gayle Phillips for making the morning a fun celebration for the community.

We have had many suggestions and requests for the next community event. Please let the board members know if you are interested in serving on a planning committee or volunteering for future events.

Recycling Resources:

Where to take hard to recycle items:
www.slco.org/recycle/hard-to-recycle-items

Where to recycle metal and aluminum:
wasatchmetal.com

Earth911.com

RECYCLING UPDATES

The glass recycle canisters remain in place for residents wishing to recycle. Please be aware when using the bins the types of glass which are allowed and not allowed as part of the program. Not all types of glass are allowed in the bins so please take the time to review the signage posted and recycle responsibly.

Allowed: glass bottles of any color and size, bottles and drinkware. Food and condiment containers and plate glass.

Not allowed: porcelain or ceramic. Corks caps and lids, mirrors or glass with coatings and laminate. Light bulbs of any type are not allowed.

Announcements

Next Board Meeting: July 17, 2019 7:00 P.M. at the Clubhouse.

Balcony work has begun for balconies and stairs in need. This will be ongoing based on priority. Anyone who has a concern about their balcony or stair deck should contact our office so that it can be assessed and addressed.

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AUGUST 2019 QUACKER



INCIDENT AND EMERGENCY PREPAREDNESS

Be prepared for incidents that may affect utilities.

The association experienced a water main break on August 7, 2019 which took some time to trouble shoot and repair. There are times when situations disrupt the day and utilities fail, weather creates havoc or aging infrastructure weakens. The event may impact all residents and there are some steps residents can take to be prepared

POWER FAILURES

Storing non-perishable food, non-electric can openers, flashlights, batteries, cash and back up power supplies for phones and medical devices is another way residents can be prepared if the power is shut off.

WATER SHUT OFF

FEMA recommends storing 1 gallon per day, per person of water with a three-day supply. This the primary recommended item for basic disaster preparation. This is for drinking and sanitation preparedness.

Preparing with basic supplies on the shelf is the best way to avoid the headaches when the inconvenient happens.

**COURTESY AND RULES
REMINDER**

**If your dog poops, you scoop!
All residents must be
responsible and clean up after
your pooch.**

**Smoking in designated areas
only.**

**Parking in designated
assignments only.**

**Familiarizing yourself with the
rule and regulations for pool
use.**

**Be courteous and care for the
community at all times.**

MAINTENANCE AND ASSOCIATION UPDATES

All Five fire hydrants are tested and working. Special thanks to Gary Bean for lending his time and expertise to this important item.

Balcony repair and replacement project progressing. There are six balconies in process and work continues. Please contact your board members if you have a need for repairs on your balcony.

Upcoming projects include parking striping and fill, and replacement of air conditioner units for the clubhouse.

Next Homeowners association meeting is August 21, 2019 at the clubhouse.

Recycling Resource Guide:

To continue our recycling chores, here we have close drop off locations:

- **Smith's on 900 E 4500 S. Super close! There are 3 bins in the Smith's parking lot behind Red Hanger, so on the east side, and no plastic bags for their recycling. But you can take in old grocery bags for recycling inside the store. Macey's also accepts old plastic bags inside the store.**
- **Scott Park - 900 E and few blocks south of 3300 S.**

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SEPTEMBER 2019 QUACKER

BOARD POSITIONS OPENING – ANNUAL ELECTIONS UPCOMING

There are three board positions coming to term December 2019. During the annual association meeting, these positions are put to vote and the community selects the persons to serve on the management committee. Three positions will need to be filled so that the management committee can continue proper oversight and operations of the association.

Homeowners that wish to run for the management committee should notify any current board member and submit to the board a short bio and picture for the upcoming newsletters and notices.

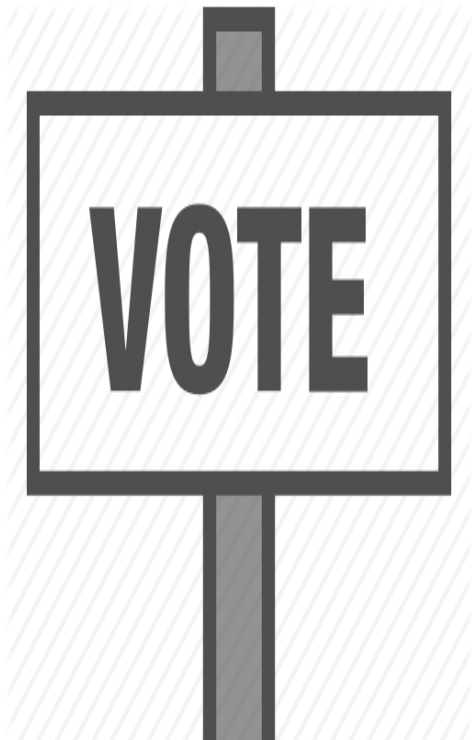
<http://www.myhiddenlake.com/rules.html>

The term for the position is two years. The opportunity to serve the community requires volunteer hours each month. The committee meets once a month to review maintenance, association budget and resident concerns. Additional hours and meetings are also required as community issues arise.

Residents not seeking a position, should still plan to attend the annual meeting to place a vote. Residents may assign a proxy to ensure the unit vote counts.

COMPOSITION OF MANAGEMENT COMMITTEE

The Committee shall be composed of five members whose terms shall each be for two years. The Committee members shall be elected at the annual meeting. At each annual Unit Owners meeting, any vacant seat on the Committee shall be filled with a member elected for a two-year term. Only Residential Unit Owners and officers and agents of Residential Unit Owners shall be eligible for Committee membership. At the annual meeting, each Unit Owner, is allotted one vote per Residential Unit owned. The persons receiving the largest number of votes shall be elected.



SAFETY AND PARKING REMINDERS



Parking rules and regulations are in place in support of safety and in accordance with the by laws governing Hidden Lake and with local laws. Increasingly vehicles are being parked in fire lanes and in visitor spaces long term. The board requests all residents to be familiar with the rules and abide by the rules to keep a safe and harmonious community.

PARKING: Violation of parking rules is subject to a fine and/or towing:

- a. Each Residential Unit has one garage and one assigned space. Surplus vehicles (defined as more than two (2) vehicles per unit) must register to park in the RV lot.
- b. No parking is permitted in "no parking" or fire zones (striped or not), in front of garages, in roadways or in front of entryways. Ten (10) minute Load/Unload.
- c. Residents may not park in visitor spaces or unassigned spaces.
- d. Visitors may not park in a Unit numbered spaces.
- e. No unlicensed vehicles, vehicles with expired tags, or inoperable vehicles shall be parked or maintained in Hidden Lake.
- f. Additional parking and vehicle restrictions are contained in the Declaration of Covenants, Conditions, and Restrictions.

ANNOUNCEMENTS

Next Association meeting October 16, 2019 at 7:00 P.M. in the clubhouse.

Annual meeting upcoming in December 2019.

Balcony work is in process. This will be ongoing based on priority. Residents with concerns about their balcony or stair deck should contact our office so that it can be assessed and addressed.

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OCTOBER 2019 QUACKER

RECYCLE NEWS

The board is currently reviewing options with a group named Green Fiber to introduce new recycle bins for resident use.

The bin is a service which will allow the residents to recycle, cardboard and paper.

This will be a great step forward to keeping the community green. Residents can watch for future updates and notices. The bin will be placed at the west end of the Hidden Lake property.



Upcoming Board Elections in December

Three board positions are opening up for 2020. The election will be held at the annual meeting in December. The annual election is on the second Tuesday of December in the clubhouse. All residents are requested to attend in order to hold the vote and ensure that a working board is in place to continue with the work of supporting the community and working with the association management company.

Any resident interested in serving on the board should notify the board with a brief bio and a picture which can be included in upcoming newsletters. Please submit to info@myhiddenlake.com. Some residents have submitted bios at this time.

*Annual Association meeting Second Tuesday of
December!*

Candidate Entries

My name is **Terri Lundberg**. I have lived at Hidden Lake for 15 years. I have worked for Salt Lake Valley Chrysler Dodge Jeep Ram for 31 years as a Warranty Administrator.

I am currently serving on the Hidden Lake committee. My role has been mostly to address repairs needed to balconies, front porch and stairs. Also, the maintenance required for our property.

I have learned a lot these past 2 years of being on the committee. I would encourage any owner who lives at Hidden Lake to be a part of this committee. I also encourage all residents to come to the HOA meetings to get input from all residents on the needs of this community. This community elects 5 members to address the needs of Hidden Lake, but reality is, everyone who lives here, has something to offer. This is what makes this community work. With that said, I am running for the committee.

Thank you - Terri Lundberg



VOTE

My name is **Artem Kakadiy**

A licensed CPA in 2 states, have been in public accounting since 2014 and have lived in Hidden Lake since July 2018. I have past experience being a treasurer on the board of a non-profit here in Salt Lake City and feel like I could bring a lot to the community. I would also love to be more involved with the HOA and our community and a board position sounds ideal for that.

Best - Artem Kakadiy

My name is **Michelle Finney**

I have lived at Hidden Lake for 10 months. I am a self-employed contractor and consultant specializing in network and data communications project management. I have worked in telecommunications for 27 years supporting network projects, network audits and inventory and systems. In June of 2019 I filled a vacated board spot after the prior member moved from Hidden Lake. My primary responsibilities include, preparing the monthly newsletter, keeping notes and records from monthly meetings, and general support to the board members as needed for any project. I enjoy being involved as part of the board. I believe we all have a responsibility to serve our local community however we can and would like to continue to serve as a board member.

Regards - Michelle



Volunteer

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ANNOUNCEMENTS

Next Association meeting Wednesday November 20, 2019 at 7:00 P.M. in the clubhouse.

Balcony work is ongoing for balconies and stairs in need. This project will be ongoing thru 2020. There are 10 balconies completed. Anyone who has a concern about their balcony or stair deck should contact our office so that it can be assessed and addressed.

Annual Meeting – Second Tuesday of December

NOVEMBER 2019 QUACKER UPCOMING ANNUAL MEETING

*Annual Association meeting Second Tuesday of
December!*

This is a reminder to all residents to attend the annual association meeting on December 10, 2019 at 7:00 P.M. in the clubhouse. New board member positions are open and voting will take place.

Only Residential Unit Owners and officers and agents of Residential Unit Owners shall be eligible to vote. At the annual meeting, each Unit Owner, is allotted one vote per Residential Unit owned. The persons receiving the largest number of votes shall be elected. A vote requires 60% of owners or proxy do cast a vote.

This is the time to meet the existing board members and get to know the committee members working for your community.



New Board Candidate Entry

My name is Shane Girton. I have lived in Hidden Lake for over 6 years, but as an owner since April. I'm interested in serving on the board in a needed capacity. I've lived in Utah for 20 years, originally from Montana growing up. Thank you.



SEWER SYSTEM INFORMATION

On November 12, one of the unit's sewer lines backed up. The picture on the left shows the clog. This clog was from wipes being flushed into the sewer.

Remember: the drains that connect your home to the main sewer are often not very wide.

When something such as a wipe is flushed down a toilet, it looks as if it goes down the drain the same as toilet paper. Each time more wipes are flushed down the toilet, they simply begin to accumulate in the drainpipes leading to a bigger and bigger clog that forms. This includes, disinfectant wipes, medicated wipes to treat hemorrhoids, and feminine wipes. Do not flush wipes into the sewer system even when the packaging says the wipes are safe for the septic system. Other Items which are not acceptable to flush include;

- Toilet bowl scrub pads
- Swiffers
- Napkins (paper or cloth), paper towels
- Dental floss
- Egg shells, nutshells, and coffee grounds
- Fats, oils, and greases
- Hair
- Sanitary napkins, tampons, condoms, or any non-organic material

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DECEMBER 2019 QUACKER

Happy Holidays from the 2019 Committee

The 2019 committee wishes all residents a Merry Holiday Season and Happy New Year!



Special thanks to the maintenance team for the holiday lights and décor for a festive entrance and clubhouse!

Committee Members voted into open positions

Congratulations to the new committee members and welcome to the 2020 committee.

Kaylene Elliot

Terri Lundberg

Michelle Finney

Committee positions will be decided during a follow up meeting. Thank you to each individual willing to dedicate time and resources.

Clubhouse Use and Rental for Events

It is the time of the season when residents may consider a party and use of the clubhouse. Any resident wishing to reserve and use the Clubhouse for any party or events any time of the year must follow the process for reservations to ensure the clubhouse availability.

Using the Clubhouse with out prior approval and reservation confirmation may result in the venue not being available for your planned event. The process is in place to insure proper agreements, instruction and fees with the resident in advance. Pin code access is provided after deposits are received. Event attendees must park be in the overflow lot and advance notice must be provided to insure access or face car impound or tow.

Any resident wishing to rent the clubhouse must first contact Barbara Wilson.

Barbara Wilson 801-523-9740

Hidden Lake HOA, P.O. Box 847 Draper UT. 84020

email: info@myhiddenlake.com

Only Residents may rent the clubhouse party room.

Residents must make a \$200.00 deposit no later than one week prior to the reservation date. Failure to make the deposit will result in forfeiture of the reservation. The deposit shall be in the form of two (2) \$100.00 checks. One check is for the rental fee. When the clubhouse has been cleaned to the satisfaction of the management, one (1) \$100.00 check will be returned to you. Association shall have priority for holiday bookings.

