

HIDDEN SPRINGS TOWNHOMES

VOLUME 25 EDITION 1



H.O.A OFFICE
100 Spring Way Square
Canton, GA 30114
678-822-4918

HOURS MONDAY-Thursday 8:00 AM TO 5:00 PM
Friday by phone or email WWW.HIDDENSRINGSTOWNHOMES.COM
COORDINATOR@HIDDENSRINGSTOWNHOMES.COM

Click on the social media logos to join our page Hidden Springs Group

BOARD MEETINGS

Will be held every other month

NEXT BOARD MEETING

February 13th

At 6:30 inside the clubhouse

All Christmas decorations throughout the community need to be down by January 15th.

Front yards are LIMITED COMMON AREA for owners' use only.

Keeping our Community Clean

It's a new year! Let's start the new year off on a positive note by cleaning up around the community. Start with your home: remove old pots, dead plants, toys, and random clutter. Thank you in advance for your efforts to help keep our community looking its best.

The HOA would like to thank Heather Alcott, for her many years as a board member.

Tips on protecting your home in cold weather:

Before Freezing Weather

- Know the location of your main water shut-off valve. If a pipe freezes or bursts,
- Shut the water off immediately. The main water valve is usually located along a basement wall
- Next to the water meter or where the water supply enters the building.
- Know the areas in your home where water pipes are most vulnerable to freezing - crawl spaces, outside walls, faucets, unheated rooms, basements, garages, or attics.
- Eliminate sources of cold air near water lines. Make your basement airtight by repairing broken windows and insulating walls, vents, and doors.
- Protect your pipes. Wrap exposed water pipes with insulation or UL-listed heat tape. Newspapers or fabric may also be used as temporary measures.
- Drain water lines to outside faucets. Disconnect garden hoses and, if practical, use an indoor valve to shut off and drain water from pipes leading to outside faucets.
- Keep your thermostat at 55 degrees or higher.
- www.grwa.org/documents/FrozenWaterPipes_HomeownerGuidance.



Dear Homeowners:

Your HOA dues are due on the 1st of the month and late on the 10th.

Please date your check the day you drop it off in the mailbox. PayPal fee has raised their fees; you will need to pay \$99.00 to get the full credit of \$95.00 on your account. You may also drop a check or money order off at the office or in the mailbox on the road in front of the clubhouse.

Your mortgage company DOES NOT PAY your HOA dues.

If you pay one month late, you will lose access to the pool and tennis court and be fined for paying after the 10th. If you are over three months late, you will be sent to the attorneys for collection. Let's remember that your HOA dues are more than just a financial obligation. They play a vital role in maintaining our community. Please refer to your covenants to understand what your HOA dues cover. Remember, when you don't pay your HOA dues, it affects more than just your home; it impacts our entire community.

ONGOING PROJECTS FOR THE COMMUNITY

- 1. New retaining wall around the left side of the pool**
- 2. Landscape fabric around tennis courts and stone to keep mud from washing on tennis courts**
- 3. Back alley off Ash Street repair and fix the dry riverbed for runoff. Please note that you will be towed if you park in the back alley without parking signs.**
- 4. Playground**

We are getting bids on several other projects. Please know that the Board is working to start and complete these projects as soon as possible.

Annual meeting:

Tav Offsey-new board member

Went over projects for the 2025 year

We will be looking at new HOA software

Board for 2025

Jason Garner-President

Adam Strom- Vice President

Treasury- Angie Allen

Sectary- Julie Layland

Member at large-Tav Offsey



Click the link below to find out the events in Cherokee County for the month.

<https://cherokeechamber.com/our-community/visitors/special-events/>

<https://patch.com/georgia/canton-ga/calendar>

<https://www.americantowns.com/canton-ga/events/>

Cherokee County Animal Shelter

Check us out on Facebook

<http://cherokeega-animals.org/index.html>



[Welcome to Holly Springs](#)

Learn more about our community by visiting:

[Subscribe to cantonsixes patch for local news](#)



[J.J. Biello Park](#)
[Etowah River Park](#)
[J.B. Owens Park](#) [Old Rope Mill Park](#)



Classifieds

FREE ROOF INSPECTIONS



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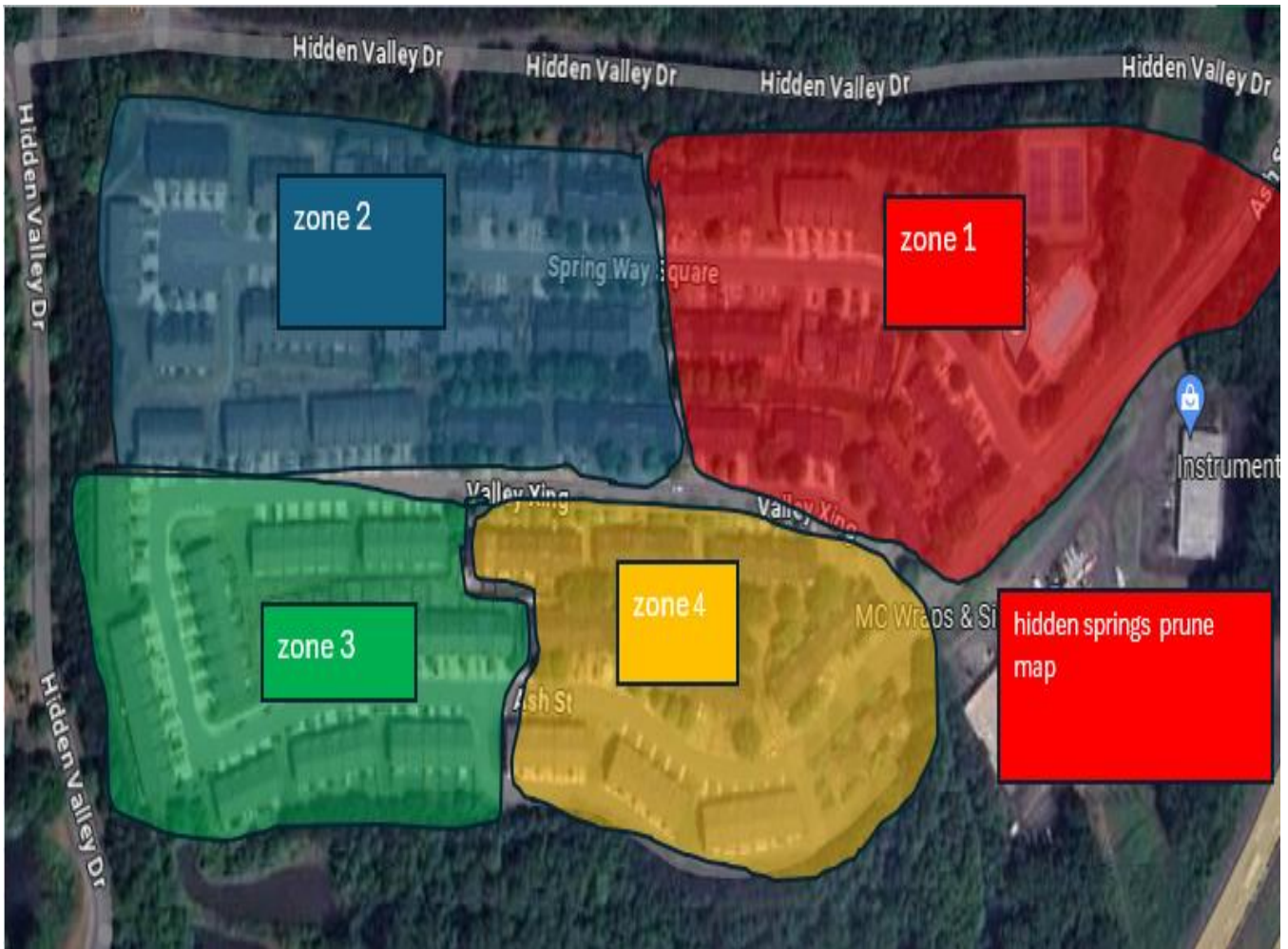
Welcome

January
One day at a time.

- New Month.
- New Year, New Chapter.
- New Lessons, New Blessings.
- New Beginning.
- New Mindset.
- New Focus.
- New Intentions.
- New Inspiration.
- New Opportunities.
- New Results.



What IS “The Leaf Plan”??



- **Week 1**
 - Deep Clean in zones 1 & 2
 - Hard Surfaces Only in zones 3 & 4
- **Week 2**
 - Deep Clean in zones 3 & 4
 - Hard Surface Only in zones 1 & 2
- **Week 3**
 - Deep Clean in zones 1 & 2
 - Hard Surfaces Only in zones 3 & 4
- **Week 4**
 - Deep Clean in zones 3 & 4
 - Hard Surface Only in zones 1 & 2

When a section is scheduled for “**deep clean**”, all leaves are addressed in those sections
Beds are blown out
Piles are made
Mulching with mowers

“**Hard Surfaces**” are defined as:
sidewalks, driveways, streets, curbs, patios, asphalt & concrete
“Hard surfaces only” means we are only blowing leaves OFF the hard surfaces in those two sections
Driveway & sidewalk blown into grass
Curbs cleaned
No turf or landscaped areas blown