

HIDDEN LAKE NEWSLETTER

July 2020

PRESIDENT'S CORNER

Happy Summer everyone!

There is a lot happening here at Hidden Lake.

Our new fountains for the lake will be installed in the next week. We have decided to go with a lake management company that will monitor the health of our lake and I believe we will see a lot of improvements.

We will be updating the sprinkler system as well. This will be a great and much needed improvement. It will help cut down any water use that is being used to water grass by homeowners.

Please continue using maintenance request forms for any maintenance needed. The board will be going through and approving what is covered by the HOA. Starting August 1, please do no contact Jose. He has decided to leave and we wish him the best and thank him for the last few years at Hidden Lake.

Thank you to everyone who donated to our beautification group. This group was responsible for the flowers in the front entrance and by the fountain up front. You can still donate and all donations are greatly appreciated.

Thank you for everyone that has been helping with all beautification and maintenance of Hidden Lake!

Thanks,
Sammy Cook
706-315-2964

www.hiddenlakecondo.com

Join us on FACEBOOK:

Hidden Lake Condominiums

Hidden Lake Residents (closed group)

HOUSEKEEPING

HIDDEN LAKE COLORS - Window trims, doors, and storm doors are all supposed to be Hidden Lake colors. If you need to know the color numbers we will gladly give them to you. Please make sure all are painted the appropriate colors by September 1, 2020.

POOL - The pool is still open to **RESIDENTS ONLY!** No guests are allowed at the pool at this time. This is for the safety and well being of everyone. Please keep social distance between you and others.

Also, the pool steps are slippery and while we are working on a solution please be sure to use the handrails when entering and exiting the pool.

GARBAGE - Please claim your trash can. Each unit should have **ONE** trash can with their number on it. Some areas have extra and they will be removed by August 1. This keeps the trash area less cluttered and will allow us to monitor any violations.

WATER USAGE - The water bill has gone up way higher than anticipated. If you have any concerns about leaks in and around your unit please let a board member know so they can be fixed. Our water bill is very high and we need to fix it.

CLUBHOUSE, POOL, RV LOT AND TENNIS COURT KEYS - If you are a new owner and did not get your key from the previous owner, we can get you a replacement key for a charge of \$25. These keys cannot be duplicated locally and have greatly enhanced the security of these areas while keeping trespassers from entering.

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Please let one of the board members know if you need a replacement key or email hlhoa2525@gmail.com

GATES – Please use extra caution when entering and/or exiting Hidden Lake. Come to a complete STOP in front of the exit gate especially if it is already open! If it starts closing it will have to close all the way before responding to the sensor that was triggered by your car.

Our new gate should be up and running this week. The current guest code for the gate and to access the homeowners' area on our website is: 1936. Please use this code for all non-residents you allow to enter Hidden Lake on your behalf. To purchase a remote gate opener, contact A-Com Integrated Solutions at 706-322-1870

SAFETY – One of our residents recently had an oven fire. Please make sure you have a fire extinguisher close to your kitchen and also make sure your smoke detectors are in working order.

PEST CONTROL - We use Active Pest Control to treat the outside of our community. If you should ever need treatment inside of your unit, please call 706-329-7993 to schedule an appointment.

CAR DECALS – There are quite a residents without car decals, please make every effort to attach one to your car. We will start handing out fines for missing decals. All residents must attach them on the driver's side windshield or be subject to a \$50 fine. If you need any additional decals please contact Patrice Luttrell 706-566-9737 or email hlhoa2525@gmail.com.

SPEED LIMITS - The speed limit at Hidden Lake is 15 mph. Let's all slow down and watch for children and pedestrians. Fines are \$50 for first offense, then \$100.

Thank you for giving me the opportunity to be your maintenance manager for the last four years. I have enjoyed taking care of Hidden Lake and all of its residents. Effective July 31, 2020 I have resigned my position as the maintenance manager of Hidden Lake and look forward to spending more time with my wife and family.

**Thank you,
Jose Irizarry**

BOOKKEEPER'S CORNER

MONTHLY HOA FEES - Please make every effort to pay your monthly HOA fee by the 1st of the month, but certainly no later than the 10th of each month. Please consider the time it takes for the mailcarrier to deliver your check as well. After the 10th a 10% late fee may be assessed. We need everyone to do their part so Hidden Lake HOA can run smoothly and projects, repairs and improvements can be done.

ACCOUNT STATUS NOTICE - If your HOA account has a shortage or surplus you will get an account status notice this month. It will have instructions on the notice if any immediate action is required. If you have any questions or concerns please don't hesitate to contact me.

**Thank you,
Dagmar Shytle
706-575-5090
hlhoa2525@gmail.com**