



AUGUST 2013 COMMUNITY NEWSLETTER

Welcome to the new 2013 Newsletter

First, I would like to say what a pleasure it is to be here at Hidden Springs Condominiums, and what a pleasure it is to bring back, in full force, our Community Newsletter. This Newsletter can be a fantastic method of communication between all of us, and I thank you for taking a moment to read it!

A word from our
Board President

Introduction

Community Watch:
How you can have
a positive impact
on your
community

Maintenance and
Landscaping

Coming Soon!

HIDDEN SPRINGS

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All About Management

Our Board President

A word from our Board President, Vanessa Brixius

Greetings, Hidden Springs!

I'm sure you're aware by now that we've gone through some changes recently. Stephanie had to leave us, and we wish her all the best. Please welcome our new on site manager, Richard; he's diving right in and doing a great job for us. If you haven't done so yet, please stop by to say hello!

We have a lot of projects lined up to begin soon. At the last board meeting we approved, in accordance with the reserve study, repairing the tennis courts, sealing/waterproofing the balconies, and painting the buildings this year. We'll also be re-doing the plant beds in the front of the property. It's shaping up to be a very busy late summer/fall!

Our maintenance shed has been broken into (and items have been stolen) twice this year. If you ever see anything "not quite right" please don't hesitate to call the police. After the first time, we added cameras and extra lighting. We will be discussing ways to prevent this from happening again (fencing, etc.) but it's important that we all be alert.

Our next board meeting will be Wednesday, August 21st, at 6pm. We really do appreciate your input; I hope to see you there!

Vanessa Brixius
President
Hidden Springs HOA

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On-Site Property Manager

A Moment for Introductions: Richard Marlet L.C.A.M.

For those of you who may not already know, my name is Richard Marlet, and I am your new On-Site Community Association Manager. Even though I have not been here long, you have all made me feel very welcome in your community. My goal is to serve you with the highest quality customer service, and respect as we work together today, and in the future. There are a lot of exciting things planned here at Hidden Springs, and some things that still need to be done. I ask that if you see a problem that needs immediate attention, please do not hesitate to contact me.

Community Watch

How you can have a positive impact

It's no secret that we have had our share of suspicious activity in the past, but there are ways that you can help reduce the suspicious activity, all while keeping your personal safety in mind. Please remember, your personal safety is the utmost priority that we have, and that you should have too!

Lighting

We have a number of light posts throughout the community that are here to deter those that do not belong here. But, as I am sure you are already aware, this is only useful when the lights are on. Duke Energy has a number of lights throughout our property, and they handle the repairs and service requests for their lights. For fastest service, if you see one out, please call or go online to report the outage. Almost all of the Duke Energy lights should be marked on the post, and should be clearly visible, but if you are unsure please feel free to contact the office. We ask that if you see any Association lights out, or are unsure if it is an Association light, please feel free to contact the office as well.

Reporting Suspicious Activity

There is no real way to completely stop those that do not belong from wandering around our property, peeking into vehicles, or being a nuisance in our community. But there are ways to prevent, and deter them.

1. Removing valuables from your vehicle

This is a simple, easy way to keep your valuables, and your vehicle safe. It is far less likely for someone to take interest in your vehicle, if there isn't anything of value lying around.

2. Call the Authorities

Did you know that you can Call the Altamonte Springs Sherriff's Office, and remain completely anonymous? It's true, if you see something suspicious on property, and don't want to get involved, or worry about retaliation, you can submit a report, and never have to speak directly with the police. With this in mind, you can call (407)339-2441 for the Altamonte Springs Non-Emergency Dispatch.

Community Maintenance

Maintenance and Landscaping, coming changes

There are many exciting changes coming to the landscaping here at Hidden Springs. For one, we are in the process of getting bids for the entrance way planters. As you have seen, the bricks are beginning to fall out because the root balls have grown too large. We are currently looking into the removal of the trees, to replace them with trees that will not grow as large, and will really make our community stand out!

We are also in the process of getting bids from companies, pressure wash and paint all of the buildings, seal and correct the problems with the upstairs patios, and resurface the tennis courts. There are also plans in the works for the new playground!

How you can help

It's important to remember that while the community grounds are maintained by the maintenance staff, the look of our property is ultimately up to you! Patios used for storage, grills and refuse in hallways, and things of that nature detract from the look and feel of our beautiful community. We ask that you take pride in the place you live, and help keep it safe, and looking beautiful for you and your neighbors. For a list of what is, and is not allowed, please contact the office for the [Rules and Regulations](#).

Coming Soon

New Additions, and improvements

In the near future we are going to be installing a brand new playground for the kids on the property! It will be located at the south end of the property, near the clubhouse, and pool.

We will be installing a new fence, located by the current compactor, that will essentially section off part of the area by the compactor and maintenance sheds.

We are in the process of getting the bids together for multitude of projects for the entire property. All of the bids are based off of the [Reserve Study](#) and are being scheduled in advance so we can move right in to them when the time comes. Pressure washing, repainting, fixing patios, mulching, pavement repairs, curbing repairs, tree trimming, and much, much more. You can expect beautiful things in the future!

If you know of anything that is in need of repair, or have questions, comments, or suggestions, feel free to contact the office by phone, or at allaboutmgmt@aol.com!

Keep an eye out for our next Newsletter in September, and as always, thanks for reading!