

# Hidden Springs News

Summer Newsletter

May 2014



## A Message from Your President

Hello Hidden Springs!

May is going to be big! As I'm sure you're aware, the tennis court renovation is complete. It's so nice to see folks out there playing tennis! The new, secure shed has gone up on the opposite side of the racquetball court to house the new golf carts.

Balcony/patio repairs and painting will begin this month! Please watch for a schedule of the repairs and the painting so that you can prepare your unit and assist in everything proceeding smoothly.

We have had to send out a LOT of violation notices. Please familiarize yourselves with the rules and regulations of this community; you can find them on the website if you don't have a copy.

We WILL have an HOA meeting in May. It will held on either the 21st or the 28th at 6pm. Please look for the notice announcing the date. We look forward to seeing you there! Thanks VANESSA



## COMMUNITY HAPPENINGS HUGE PROJECT UNDERWAY

\*Pressure Washing Buildings

\*Patio/Balcony/Landing Repairs

\*Painting Buildings

\*Racquetball Court Repair

\*Sidewalk Repair

\*Parking Lot Repavement - Next Year

Summer is steadily approaching please take necessary precautions to waterproof your children to keep them safe at the pool this summer. Please remember that diapers are not allowed in the pool or spa, please buy the swim diapers. Hidden Springs new landscaping company RLC is doing a great job getting our community beautiful. It is important to remember that while the community grounds are maintained by the maintenance staff and landscape company, the look of the property is ultimately up to you! Patios used for storage, grills and refuse left outside detract from the look and feel of a beautiful community for you and your neighbors. **Please take pride in the place you live, and help keep it safe and picked up.**

## VIOLATIONS

**PLEASE HELP!** I need your help to get the community beautiful!! Violations were sent out to the community on April 18th with a lot of resident in the 2nd violation stage. Please comply and get your areas cleaned up. Please see the Rules & Regulations ([www.hiddenspringscondo.com](http://www.hiddenspringscondo.com)) if there are any questions. Monthly violation notices are sent to anyone not in compliance. If no compliance continues your account will be brought the fining committee and then a fine will be incur at \$100.00 per day to a maximum of up to \$1,000.00. Owners please make sure you have provided a copy of the Rules & Regulations to your Management Company &/or Tenants. Please review the Rules and Regulations that you agreed to upon purchase in this community.



## THINGS TO REMEMBER!!

It is YOUR community and it is up to each of you to make it the premier place to live in Seminole County!!

\* **STREET LIGHTS** - If you see a street light is out, please contact Duke Energy with the street name and the pole number. Their number is (407)423-9018. Or just leave a message with the office with the serial number from the pole and exact location.

\* **PETS** - There is a leash law. Please remember to CLEAN UP AFTER YOUR PETS. We've noticed a lot of people not following this so we ask that you carry a bag with you for this purpose. There are several dog stations in the area for your convenience. It is against the law to allow your pet to defecate on private property.

\* **COMPACTOR!! HOUSEHOLD TRASH ONLY.** The compactor has broken down because resident are placing items that do not belong. Please read the sign posted for those items and be respectful to all. Please do not leave anything in the compactor area. HOUSEHOLD TRASH ONLY!! Dispose of your own items. See website for disposal request. The community has to pay extra for all the items left. Please be fair to those around you.

## BIKES

Bicycles are prohibited on poles, stairs, stored on the patio/ balcony/ or landings. In an effort to clean up the old bikes on the bike racks that have not been moved in years. Flat tires, rusty chains, or rusty bikes that have been left and not used. If you have a bicycle locked up on the bike racks please remove for a couple of days in the month of May... All remaining bikes on the bike racks will be removed... Determination will be made if more bike racks are needed. We will store the bikes in a locked place for a period of time, then they will be removed from the community. This will be email blasted, placed on all bulletin boards and posted at front entrance so everyone exiting can view. Owners please let your renters know also so everyone is aware.

## TENANT APPROVAL

Please remember that we would like to keep this community safe for everyone that lives here. Each owner that would like to lease out their unit needs to get a application approved for their tenants. It is a \$100.00 fee per adult and we will run a full background check to make sure that the people that we allow into the community are safe so you don't have to worry.



I had a great response to the letter sent out in March regarding what the office needs for your file to be up to date. We are still in need of those of you who have not responded to please do so as soon as possible. It is important that we know that status and occupancy of the unit for a multiple number of reasons. Please see e-mail on website and address as soon as possible.

The Tennis Courts are finished and look amazing. We are starting our **HUGE** project for the Pressure Washing, Patio/Balcony/Landing Repairs, Painting and Sealing. All the bids are in and the decisions have been made and the project will be starting in the next couple of weeks. Look for postings on bulletin boards, mailings. A flyer will be posted on your door a week before starting your building. It is imperative that your Patio/Balcony/Landing be completely clear of ALL personal belonging. A Schedule will be posted at all posting areas (bulletin boards, e-mail blast and website. The office is open from 9:00-3:00 M-F. If I don't answer the phone I am with another homeowner, vendor, or out on property. Please leave me a message and I will get back to you as soon as possible or send me an email at [HiddenSpringsCondos@yahoo.com](mailto:HiddenSpringsCondos@yahoo.com)



### PARKING

Members of the community should note that when they reside here at Hidden Springs Condominiums, they agreed to follow the rules regarding parking. Please use your own reserved parking spot. If you have more than one vehicle please be respectful of the other residents, guests, and visitors. Commercial vehicles are to be parked in designated back wall at Greencove Terrace of the community. If you need to park these vehicles somewhere, please do so off-site. The Rules & Regulations state that only registered, in working order vehicles are to be parked on property. We plan to reserve a couple visitor spots in each area. If you have a vehicle that you are not using or not working correctly please park elsewhere.

**Delinquent Owners** - If you are or suddenly become behind on your condo dues, please call the corporate office at 407-688-7405 to get your account current.



**Non Paying Owner could lose:** Rental Income; Possible Tenant Eviction; Pools, Gym & Clubhouse Access



**Work Orders:** Please do not call corporate office, call HS office (407)862-3140 or go to the website and create a work order.

### GAS GRILLS

\*\*\*\*\*Florida Fire Prevention Code NFPA 1 Section 10.11.7: No hibachi, gas-fired grill, or other similar devices used for cooking, heating or under any other purpose, shall be used or kindled on any balcony or under any overhanging portion or within 10 ft (3 m) of any structure. Listed electric ranges, grills, or similar electrical apparatus shall be permitted. Code also prohibits the storage or use of L.P. gas in quantities greater than 1 pound above the first floor in any apartment or condominium.\*\*\*\*\*  
Therefore, L.P. gas grills cannot be stored on a balcony. It is important to note that L.P. gas cylinders cannot be stored inside the residential unit or anywhere. The Florida Fire Prevention Code prohibits any cooking on a balcony of an apartment or condominium. The only exception is for an electrical cooking appliance such as electric ranges or electric grills. PLEASE do not store or use any gas grill on your patio or front entryways. Even when they are covered they are still in violation within the community. If you own a gas grill it MUST be removed from the community. If you own a charcoal grill it must be empty and storage in storage closet. Any grills storage on porch area will be violated and must contact office to be inspected if an electric grill, No exceptions.







**Post Office**

The community postal package mailbox has been broken into multiple times. Packages must be picked up at Post Office. If you wish to sign a waiver to have your packages at the Hidden Springs Office the waiver is available at the Post Office.







ackages  
age left at