

Hidden Springs News

Fall Newsletter

www.hiddenspringscondo.com

Sep 2014

BOARD OF DIRECTORS
Vannesa Brixius - President
Amanda Lenhart - Vice President
Michael Christian - Treasurer
Theresa Davie - Secretary
Louis Plank - Director

COMMUNITY HAPPENINGS HUGE PROJECT UNDERWAY

*Painting Blgs - Completed through 675

*Sidewalk/Trip Hazards Repair - Completed

UPCOMING PROJECTS

*Raquetball Court Repair

*Parking Lot Sealing - Next Year

News from the President

Greetings, Hidden Springs!

What a year it has been for our community! We hope that it has been a great year for all of you as well! Your been hard at work this past year, and we have accomplished a great deal! Our tennis court was resurfaced, and new fencing put up around it. It's great to see folks playing for the first time in a long time. Sidewalk repairs have been completed eliminating any threat of trip hazards. We also have new equipment in the fitness center, installed a new maintenance shed, and we have installed new cameras that installation is in process, increasing the safety & security of the community and our property. We are also installing card readers for the amenities. Gutters were cleaned, and the trees were trimmed. No doubt you know we are in the midst of our big painting project. Don't the buildings look great? We'd like to thank all of you for your input before we began, and now. The project is progressing right on schedule. Patios and balconies are being waterproofed. In addition, there are about 20 balconies that need to be repaired, and that work is ongoing. The board has approved, and we are looking forward to, updating the landscaping, including mulch installation. We are also planning to re-do the entrance to the community soon. All About Management has done a great job with collections, and they have gone way down! Of course, the best news is, we have been able to accomplish all of this at no additional cost to our homeowners - NO INCREASE in dues for 2015! On behalf of your Board of Directors, thanks to all for attendance at meetings, your input and suggestions. We are very proud of all we've been able to do this year, and we are very appreciative of all of the positive comments and your support. Here's to another great year ahead at Hidden Springs!



Vanessa Brixius, President - Hidden Springs Homeowners' Association



Charlene - Office Manager

Summer has quickly past by and the children are now back in school.

As hurricane season is in full swing we are still in need of many Emergency Information forms to be updated. If you have not sent your form in to the office this year please fill out and send in as soon as possible. The forms are available on the website or by calling the office or sending a quick e-mail to hiddenspringscondos@yahoo.com we can e-mail to you. We would like to keep everyone safe if an emergency does occur to have those forms quick at hand is a plus for community safety.

NEW LANDSCAPE COMPANY STARTS SEPTEMBER 1ST



Please help us welcome our new landscape company.

They will be changing the date of service from Thursday to Wednesday so please plan accordingly.

There will be an initial clean up to get entire community cleaned up and then maintenance each month. Please understand that the detail for each building is not done weekly, it is on a monthly schedule.

TENANT APPROVAL

Owners please remember that each tenant needs to be HOA approved. Applications are available on website or call the office (407)862-3140. Fee of \$100.00 (Unmarried Tenants \$100.00/person) A Full Background Check will be completed. An approval letter will be supplied.



News from the Treasurer

We have had a very successful year so far for the association. We anticipated the continued success for the balance of 2014. The Board of Directors has proposed at the past board meeting a NO INCREASE budget to be presented to the Homeowners at the annual meeting. Our reserves are full funded and all improvements to the community have been paid for in full. A special Thank You to the management company, All About Management, for their continued efforts in collecting outstanding dues which has netted the association in excess of over \$200,000 in the past several years. In addition, they along with the board have been very cause cautious and our proposed budgets have been under budget for past several year leaving us with a positive cash flow. I have enjoyed being your treasurer and if any questions I am certainly here to help.

Best Regards, Sincerely, Mike Christian

HOLIDAY DROP-IN

The Board of Directors & Office Manager would like to invite you to an Holiday Drop-In. This is scheduled for Dec 8, 2014 from 5:00pm to 8:00pm. Please drop by and meet the Board and Office Manager at your convenience during this time. There will be drinks and light snacks available.



SAFETY TIPS

- * Spend adequate time in the shade & drink plenty of fluids to avoid heat illness in extremely hot climates. The risk of heat illness is increased when participating in strenuous activity or sports, & those with chronic medical conditions & the elderly are also at an increased risk of heat exhaustion and/or heat stroke.
- * Use alcohol responsibly. Always have a designated driver to bring partygoers home from the festivities. Remember also that alcohol and swimming can be as dangerous as drinking and driving. *
- Cover food and beverages outdoors to discourage bees and wasps from attending your party. If someone is allergic to insect stings, you should have an emergency anaphylaxis kit on hand. * Keep children away from campfires and grills. Gas leaks, blocked tubes, and overfilled propane tanks can be a cause of grill fires and explosions.

BIKES

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. On September 15th all remaining bikes on the bike racks will be removed... A Bicycle Registration with the office is required by submitted Emergency Form (available on the website, by phone or email). 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 knows also so everyone is aware.



IMPORTANT PLEASE READ

*****CAMERA'S & GATE CARD INSTALLATION*****

The Board of Hidden Springs has approved for the camera's in the community to be upgraded and swipe cards will be installed at both pools and the fitness center. The cards will be activated on 9/15/14. The 1st card will be given out for FREE. Any additional cards (only 2 per residence) can be purchased for \$25.00. Otherwise, you can not obtain entry to pools or fitness center. An updated Emergency Form must be on file in order to receive your new card, (form enclosed) & available on website, calling the office (407)862-3140 or email 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, & visitors. Commercial vehicles are to be parked in designated back wall at Greencove Terrace of the community. Commercial vehicles over 20 feet long are not allowed in community per City of Altamonte, 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 be respectful and park in an open area and leave spaces for guest parking.

At the end of life, what really matters is not what we bought but what we built; not what we got but what we shared; not our competence but our character; and not our SUCCESS, but our significance. Live a life that matters; Live a life of love.

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

Work Orders:



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

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.

VIOLATIONS

PLEASE HELP! LETS MAKE THE COMMUNITY BEAUTIFUL!! The Buildings are getting completely cleaned before the painting process begins. Please continue to keep the building clear of clutter. Keep your patio/balconies/landings clear of bicycles & grills. Violations are sent out each month. Please comply and get your areas cleaned up. Please see the Rules & Regulations (www.hiddenspringscondo.com) if there are any questions. 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.

