

# Hidden Springs News

Spring 2015

April 2015



## A Message from Your President

Happy Springtime, Hidden Springs!

I hope 2015 is being good too all of you! Thanks to all who attended our meeting in January!

I realize that a notice recently went out regarding violations - I hope you all received it. I would just like to emphasize the issue of some folks placing trash outside of your unit. Not only is this unsightly and inconsiderate of our neighbors, it attracts unwelcome wildlife visitors and is a real safety issue. Please help keep our community beautiful and SAFE by promptly disposing of your trash in the compactor.

Take care, and I hope to see you all soon!

Vanessa

## Responsibility Distribution

Based on the Bylaws in Section 6.1(b) our legal counsel cleared up, providing that unit owners



are responsible for the maintenance, repair, and replacement of the interior side of all entrance doors, all other doors within the unit, windows, glass & screens. Since you cannot divide the interior from the exterior our legal counsel has provided the following:

### Association

- Exterior front door & door frame
- Exterior front door weather-stripping & threshold
- Exterior storage door & door frame
- Front Door & Patio Light

### Condo Owner

- Exterior windows
- Exterior window screens
- Exterior sliding glass doors
- Exterior sliding glass door screens

## SPECIAL NOTE FROM MANAGEMENT

Happy Springs and Happy Easter to everyone. Wow! It feels like the year just began we are in April. Soon the children will be out of school and it will be summer. It's time to thinking about swimming lessons those little ones to be safe for summer swimming. Also, the importance of not leaving trash outside your units. We do not want to hear about a someone opens their door, PLEASE dispose trash directly to compactor. We have trimmed all the trees and cut back the crepe myrtles for the year. The sidewalks have all been repaired. The future plan for this year is to continue with the repairs of the balconies; Resealing & stripping the parking lot at year end. We are trying to get feedback on an entrance gate with access codes so please e-mail your comments to [hiddenspringscondos@yahoo.com](mailto:hiddenspringscondos@yahoo.com). We hope everyone continues to enjoy the heated pool in the back especially for those cool days of the year. Wish you peace and happiness. **Angelia, owner of All About Management**



## PATIOS/BALCONIES & LANDINGS

**BIKES** - There has been a rise again also with bicycles & grills. Bicycles need to be stored on bike racks ONLY. No bikes stored on patios/balconies & landings.

**GRILLS** - Florida Fire Prevention Code prohibits any cooking on a balcony of any apartment of condominium. Gas grills are not allowed in community at all according to City of Altamonte Code. The only exception is a Charcoal grill, but cannot be used on the 2nd floor and must be operated 10 feet from building to ensure the safety of damaging the building and electrical cooking grill. When the charcoal grill is not in use it MUST be stored either in storage closet or inside the unit. Violations have been processed to all those not in compliance with this rule.



## TRASH

We are experiencing a very high increase in residents leaving their trash outside for an extended period of time. PLEASE we cannot have trash outside the unit on the patios; balconies or landings EVER. First, it is breaking the rules and regulations of the community. The trash must be immediately disposed and taken to the compactor. Secondly, it is inconsiderate to your neighbors have to see the trash where it doesn't belong. Thirdly, I want to keep the community safe from harm. Please have consideration for the safety of all in the community.

## Common vs Limited Common Elements

There seems to be some confusion of defining common elements vs limited common elements so I have enclosed the following for your review. Common elements are those parts of a condo complex that belong to all owners. They constitute everything except the units in which people live. Pools, Hot Tubs, Fitness Center, Clubhouse, Common Pipes, Roofs, Grounds, Sidewalks & Walkways are all common elements. Common elements generally are the responsibility of the condo corporation in terms of maintenance, repairs, and replacement. Other common elements, defined as those common elements which are reserved for the use of a certain unit or units to the exclusion of all other units, as specified in the declaration, that are usable only by condominium unit owners are usually called "limited common elements" include heating & air conditioning systems, hot water system, individual unit pipes, electrical systems, and the security system. Limited Common Elements generally are the responsibility of the owner in terms of maintenance, repairs, and replacement.

## SECURITY

**Residents...** We need your help!! Our staff cannot be on property 24/7 so in order to create additional security in the community I would like to ask all of you to be part of our neighborhood watch. If anyone notices moving trucks in the community please be aware and send me a quick e-mail [hidenspringscondos@yahoo.com](mailto:hidenspringscondos@yahoo.com) with Bldg Number, Unit Number and whether moving in or out. I would like to welcome our new residents but also need to make sure they have been approved as the rules in the community have been setup for everyone's safety. Also if you notice people dumping at the compactor area it is good to know who moved out during that time to possibly charge them the dumping cost.

## MAINTENANCE

The maintenance department works very hard to keep your sidewalks and stairs free from grime & mold. Please help them out by keeping your patio clean & free from clutter if needed it can be pressure washed if needed. Please let the office know if you see anyone not following the Rules & Regulations of the community. If you see anything that needs attention around your building please let the office know and we can schedule as soon as possible.

## RENTAL APPROVAL

Please remember that we would like to keep this community safe for everyone that lives here. Each owner that would like either lease out their condo or let a family member use their condo needs to get a HOA application approved through the community. If the resident is not listed on the deed for the property we need this information in the owner file. It is a \$100.00 fee and we will run a full background check. The forms are found on the website or call the office (407)862-3140. Please remember to provide renters with copy of Rules & Regulations.

## NEWSLETTER DISTRIBUTION

**Residents...** In order to make the newsletter accessible to everyone we have made it available on the website @ [www.hidenspringscondo.com](http://www.hidenspringscondo.com) for all to view and print. It is located in the Information & Doc's section. The newsletter is e-mail blasted to all owners who are registered on the website. It is also posted on all the bulletin boards for all to view at their convenience. If there is a resident who does not have access to computer or who is not an owner that we like to be included on the e-mail list please e-mail your request to:

[hidenspringscondos@yahoo.com](mailto:hidenspringscondos@yahoo.com)



## ACCESS CARDS

The access cards have been distributed, activated & working great. Both pools, the fitness center & the door to the back pool bathrooms are accessible with the access cards. We still have approximately two-thirds of the community needing to verify the paperwork needed and come by the office to sign out their card. I know that we will get a big line once hot weather hits and people figure out they can't get into pool areas. If you have not picked up your card please call the office to ensure all info has been received and come by...

## NEW HOMEOWNERS/RESIDENTS

We welcome you to the Hidden Springs Condo Community. Please feel free to visit your website at [www.hiddenspringscondo.com](http://www.hiddenspringscondo.com). This site provides a single place where the Hidden Springs Condominium residents can find news and information or discuss issues about the community.

- Be sure to check out the Newsletters on the Information & Doc's page under newsletters. This section is available to all.
- ARC forms, Bank Auto Pay Forms; Meeting Minutes, Budget; Rules & Regulations, By-Laws and more can be found on the Information & Doc's page. This section is available only to registered owners.

To register (for owners only):

1. Please visit [www.hiddenspringscondo.com](http://www.hiddenspringscondo.com)
2. Click on "Click here to register now." and fill out the form and click on "New User"; you will receive a confirmation in approximately 24hrs.

## KEEPING THE NEIGHBORHOOD SAFE

Like most neighborhoods, the safety of Hidden Springs could be greatly improved with the help homeowners.

\*\*If you plan to be out of town for any length of time, please inform a few neighbors who live nearby to keep an eye on your property to help ensure its safety.

\*\*If you notice an unusual car driving around possibly casing the neighborhood, call the police. They will send a patrol car out to the community to make sure our area is kept safe and secure.

Parents, please emphasize to your children, how important it is to ride their bikes as close to the curbs as they can. It has been noted that lots of children are riding bikes or completely standing still with their bikes in the middle of the street.

## VIOLATIONS

Violation letters will be sent out to anyone violating the Rules & Regulations. If not complied after 1st violation you will receive a 2nd notice. If still ignored a fine will be assessed to your account.

## SPRINGS PREVENTATIVE MAINTENANCE

Spring is here and several items need to be maintained to help minimize leaks in the future...

\*AC units need to be checked to make sure that pans are not full to leak to the units below. Also, a great preventative maintenance is a float valve that can be installed for a low price to prevent any cost in the future.

\*Limited Common Pipes for each unit need to be maintained and cleaned often the build-up that can clog and cause leaks. Please contact plumber for best product for use to safely clean out grim from pipes.

## POSSIBLE UPCOMING PROJECTS...

**FRONT ENTRANCE** - We are having our landscaper give us a face lift on the front entrance area. He will be proposing a whole new look. We will be removing the brick in the middle and replacing with Trees.

**ASPHALT SEAL & RESTRIPE** - This project will be taking place at the end of the year.

**ENTRANCE GATE WITH CODE ACCESS** - This project is a possibility getting estimates and up for discussion. Please e-mail what you think to [hiddenspringscondos@yahoo.com](mailto:hiddenspringscondos@yahoo.com).

Professionally Managed by All About Management (407)688-7405

*May everyone have a very safe and Blessed Spring Easter!*