

Hidden Springs News

Fall 2015

Oct 2015

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.

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

TRASH - We are still experiencing a very high volum of residents leaving their trash outside of 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.

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.

HOA RENTAL 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.



HOLIDAY DROP-IN

We had very good success with this event last year so we are going to do it again. The Board of Directors & Office Manager would like to invite you to an Holiday Drop-In. The date is not set yet but we will let everyone know in plenty of time. Please drop by and meet the Board and Office Manager at your convenience during this time. There will be food, drinks & dessert available.



National Night Out- Tuesday, October 6th, 2015 Altamonte Springs to Join Cities Nationwide for America's Night Out Against Crime Block Party / Meet Your Neighbor

On Tuesday, October 6th, 2015 Neighborhoods throughout Altamonte Springs are being invited to join forces with thousands of communities nationwide for the National Night Out (NNO) crime and drug prevention event. National Night Out, which is sponsored nationally by Target and co-sponsored locally by the Altamonte Springs Police Department, will involve over 10,000 communities from all 50 states, U.S. territories, Canadian cities and military bases around the world. In all, over 33 million people are expected to participate in America's Night Out against Crime on October 6th. Once again, this year NNO 2015 is supported in part by the U.S. Department of Justice, Bureau of Justice Assistance. National Night Out is designed to:

1. Heighten crime and drug prevention awareness
2. Generate support for, and participation in, local anti-crime efforts
3. Strengthen neighborhood spirit and community partnerships
4. Send a message to criminals letting them know neighborhoods are organized and fighting back.

7:00 p.m. - 9:00 p.m. on October 6th residents in neighborhoods throughout Altamonte Springs and across the nation are asked to turn on outside lights and spend the evening outside with neighbors and police. Many neighborhoods throughout Altamonte Springs will be hosting a variety of special events such as block parties, cookouts, parades, flashlight walks, contests, youth activities and anti-crime rallies as well as visits from police.

How can your neighborhood participate in National Night Out?

The board of directors would like to encourage all owners to participate. We would like to set up a neighborhood watch team to be in charge of certain areas of the community. When they see move-in's and move-out's to send an e-mail to office to check on. Suspicious activity to call police. Just be involved and aware of your community to keep it safe for a residents who live here.

COMMUNITY GARGAGE SALE

In the previous board meeting there was a question brought up about a community garage sale. Please contact the office with an e-mail at hiddenspringscondos@yahoo.com if this is something that you might be interested in. We could schedule a day and have set up in front of the office/clubhouse.

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

May everyone have a very safe and Blessed Fall!