

# Hidden Springs News

Spring 2016

## Presidents Message

### Happy 2016, Hidden Springs!

We hope your new year is going well! Thanks to everyone who attended our January meeting; as always, we appreciate your support, your questions, and your input.

\*\*PLEASE use the compactor and area as it was intended. Be sure to read the sign that outlines what is NOT to go into the compactor, and please do not place furniture, etc., there since we as homeowners have to pay the cost to remove as well.

Residents who face that area need a clear and pleasing view.

\*\*ALSO - Please be mindful of your neighbors and keep trash OFF of patios, balconies, and landings. Not only is it unsightly, but it attracts unwelcome "critter visitors".

We have a busy year ahead! Our next meeting is scheduled for Wednesday, March 16th @ 6:00pm in the Clubhouse - looking forward to seeing you then! **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

How Time Fly's... Another year has begun, wow!! The association had a another very successful year financially. We were able to fund the balcony/patio repairs from management efforts to do collections using attorney nets the association great profit. We will be completing the balcony/patio project in next few months. The annual meeting was held on 11/04/15 @ 6:00pm. Your board members are Vanessa Brixus (President); Louis Plank (Vice President); Michael Christian (Treasurer); Theresa Davie (Secretary); & Homa Soleimani (Director). The 2016 Budget was passed with no increases. This years plan is to repave the parking lot. The project has been approved and in process of scheduling for Mid March. The reserve study has been updated and all is looking very good. Hope all of you get involved and attend this years board meetings which are scheduled every other month which started in January. Please stop by the office and speak to Charlene if you have any concerns. Hope all of you have an amazing spring season. Kind Regards, Angelia

## MAINTENANCE

Maintenance works very hard to keep your breezeways (front porches) and stairs free from stains & mold. Please help them out by keeping your area clean & free from clutter. 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 the community please let the office know and we can schedule as soon as possible. Please do not stop maintenance for a work order, these need to come through the office.

## HOA RENTAL APPROVAL

Owners please remember that each tenant needs to be COA approved. Applications are available on the website or call the office (407)862-3140. A Full Background Check will be completed. An approval letter will be supplied if approved.



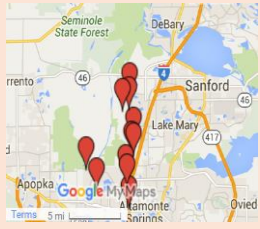
## Grills on Patios & Balconies

GRILLS - Florida Fire Prevention Code prohibits any cooking on a patio or balcony of any unit of condominium. Gas grills are not allowed in the community at any time 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 will continue to be processed to all those not in compliance with this rule. If violations are not cleared it could lead to a fine of \$1,000.00 so if you get a violation please cure it immediately.



## How to keep bears away from your home

- \* Secure household garbage by taking immediately to compactor
- \* Do not ever leave outside overnight.



- Encourage your homeowners association or local government to institute ordinances on keeping foods that attract wildlife secure.

- \* Feed pets indoors or bring in dishes after feeding.
- \* Pick ripe fruit from trees and remove fallen fruit from the ground. Bears love fruit!
- \* Screened enclosures are not secure and will not keep out bears.

## 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 could be assessed to your account.

## SPRING PREVENTATIVE MAINTENANCE

Spring is almost here. Several items need to be maintained to help minimize leaks in the future...

Its a good time to check AC systems to ensure that pans are clean and free from leaks. 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 & cleaned often the build-up that can clog & cause leaks. Please contact a plumber for best product for use to safely clean out grim from pipes.

## Hidden Springs Office

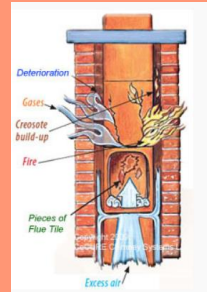
The Hidden Springs Office hours are Monday (9:00-3:00), Wednesday-Friday (9:00-3:00). Tuesday the staff has meetings at the corporate office to turn in bills and discuss with management anything that needs to be approved, upcoming events and board meetings. Please keep in mind that if you come by the office and it is closed there are many options. Either driving around the property on the cart, need to run to Office Depot or Home Depot for supplies. It is a good idea to call or email ahead (407)862-3140 or [hiddenspringscondos@yahoo.com](mailto:hiddenspringscondos@yahoo.com) to schedule and appointment or to ensure that someone will be there to discuss your concerns. If you plan ahead and e-mail or call we can make sure that we are there.



## NEWSLETTER

In order to make the newsletter accessible to everyone we have made it available on the website @ [www.hiddenspringscondos.com](http://www.hiddenspringscondos.com) To view and print it is located in the Information & Doc's section. It is also posted on the bulletin boards for all to view at their convenience. A copy is available in mailbox area in the newsletter boxes and also in the fitness center.

## Fireplaces & Hidden Dangers



It is time again to make sure that your fireplaces have been cleaned out. We want you to keep warm, but not too warm. Not ensuring that your fireplaces flues are clean is a fire hazard and very dangerous to you and those around you. Please do not use your fireplace unless you know that it is

clean and free from corrosive chemicals that build up. Creosote can also build up and can catch on fire and then the fire will not be able to be contained within the flue. Chimneys, to work correctly and efficiently, must be gas tight and free of gaps and cracks. Gases rising up through your chimney are similar to liquid being sipped through a straw. If the straw has a crack or hole in it the liquid will not flow effectively through it. Gaps and cracks allow excess air into your chimney, slow the updraft and make it harder for smoke and gases to rise up and out. Hence, the fireplace will perform poorly, resulting in the loss of heat efficiency. Come by the office and pick up business cards from your areas Chimney Cleaners.



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

*May everyone have a very safe Spring!*