

Hidden Springs News

Spring 2017

Presidents Message

Happy 2017, Hidden Springs!

It was wonderful to see so many of you at the January meeting! As you can see in the note from Management below, we have many projects in store for the coming year, so things will be quite busy around here!

Hidden Springs is a great place to live; one of the things that makes it so great is the people - our neighbors. Say hello - visit a minute. We live so close to one another; if I could just toss out a little reminder for everyone to remember each other. We do get busy with our lives, of course... but if you notice one of your neighbors needing a little helping hand, or going through a tough stretch... reach out. Ask how they're doing, if perhaps you can help in some small way. You'd be surprised just how easily you can brighten someone's day.

Of course, extend this to being considerate of your neighbors - be aware of the rules and regulations of the community. Keep your balconies and breezeways clear, and take your trash to the compactor. If you see something that you believe needs our attention, please notify the office.

Speaking of the compactor/trash, please keep in mind the folks living back by the compactor and do your part to keep it as clean as possible back there. For example, make sure your bag goes all the way down the chute so things don't back up. Don't put items in the compactor that will cause it to break down (there is a sign next to the door - or ask Charlene if you have a question) Remember not to dump/leave furniture, etc back there. We heard some great ideas from you guys at the meeting regarding possible ways to control that, and are looking into those - but in the meantime, if you see something going on back there that shouldn't be, please let Charlene know.

Little things mean a lot - we're all in this together! As always, we appreciate your input. The next meeting of the Board of Directors will be in March. We hope to see you there! Thank You, **Vanessa**

SPRING PREVENTATIVE MAINTENANCE

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

Its time again to check those AC systems; Pipes; Dryer Vents & Fireplaces to ensure they are clean

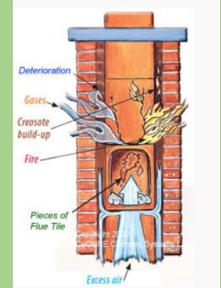
1) The AC pans need to be clean from gunk, a great preventative maintenance for AC system is a float valve that can be installed for a low price to prevent any cost in the future; 2) The dryer vents & fireplaces need to be cleaned annually as they are both a big fire hazard. If you need any information you can call the office. 3) Limited Common Pipes (Individual pipes) for each unit need to be maintained & cleaned annually. The build-up that can clog pipes & cause leaks. Please contact a plumber for best product for use to safely clean out grim from pipes.

Fireplaces & Hidden Dangers

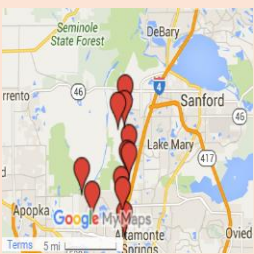
It is time again to make sure that your fireplaces have been cleaned out. We want you to keep warm, but not too warm. Not ensuring that fireplaces flues are clean, which is a fire hazard and very dangerous to you and those around you. Please do not

use your fireplace unless you know that 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.



How to keep bears away from your home



- **DO NOT EVER LEAVE GARBAGE OUTSIDE**
- Secure household garbage by taking immediately to compactor

- Feed pets indoors or bring in dishes after feeding.
- Pick ripe fruit from trees and remove fallen fruit from the ground. Bears love fruit!
- Bears more scared of you. PLEASE never approach bears
- Screened enclosures are not secure and will not keep out bears.

BE SAFE!

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.



Responsibility Distribution

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

WOW!... Another year has come and gone. Your association had a another very successful year financially. We were able to fund & complete all the balcony/patio repairs; complete all the erosion repairs and repair the tennis/racquetball court lights from management efforts to do collections using attorney nets the association great profit. The annual meeting was held on 11/02/16 @ 6:00pm. Your board will remain the same since there were no other intent to run applications. Vanessa Brixus (President); Louis Plank (Vice President); Michael Christian (Treasurer); Theresa Davie (Secretary); & Homa Soleimani (Director). The 2017 Budget was passed with no increases. This years plan from the reserve fund is to complete the repaving and striping of the parking lot; replace some pool equipment and follow up with pool vendor to see if pools need to be refinished. The repave & striping project has been approved and in process of scheduling for Mid March. The reserve study was updated last year and funding is right on schedule. Hope all of you get involved and attend this years board meetings which are scheduled every other month. Please stop by the office and speak to Charlene if you have any concerns. Hope all of you have an amazing year. 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. If an unapproved renter is discovered a violation will be processed that can lead to a fine.

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.

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 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.



Helpful Hint

Do you have slow drains? Try pouring one (1) cup of vinegar in drain and let sit for 5 to 10 minutes. Pour hot water mixed with a few drops of dishwashing liquid that cuts grease like (Dawn). It works great!!

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

May everyone have a very safe Spring!