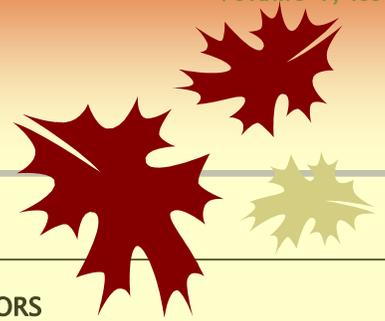


# HIDDEN MANOR



Hidden Manor Homeowners Association, P.O. Box 10813, Glendale, AZ 85318-0813  
E-Mail: [hiddenmanorhoa@gmail.com](mailto:hiddenmanorhoa@gmail.com) Website: [WWW.HIDDENMANORHOA.COM](http://WWW.HIDDENMANORHOA.COM)

## You are the HOA

Your Hidden Manor HOA Board is made up of your neighbors who have volunteered to help preserve the wonderful look and feel of our Hidden Manor neighborhood. You are encouraged to visit your Hidden Manor HOA Website to find current information such as minutes from previous meetings, financial information & upcoming social events, as well helping you keep informed of what is happening in the neighborhood in which you live in. The website is [www.hiddenmanorhoa.com](http://www.hiddenmanorhoa.com)

The Board needs your help filling some vacant positions. If you are interested in getting involved please contact us via e-mail at [hiddenmanorhoa@gmail.com](mailto:hiddenmanorhoa@gmail.com), or better yet come to the October 21<sup>st</sup> meeting to give us your input and share your ideas and volunteer to serve on the Board or on a committee. Your HOA want to hear from you on how we can serve you better.

Fall is finally here and we are back in the swing of things. A special thanks to our neighbors who did such a great job of getting rid of the weeds that

### BOARD OF DIRECTORS

President.....	Steve Lover
Vice President.....	Anne Buhrmann
Secretary.....	Karen Walsh
Treasurer.....	Lori Pickens
Architectural.....	Ed Russell
Block Watch.....	Susan Hellwig
Newsletter.....	Jamie Moses
Membership.....	Open Position

popped up as a result of our wonderful rain this summer.

We would also like to welcome all the new neighbors we have in Hidden Manor and the HOA want to welcome and encourage you to get involved in the fun things our neighborhood does.

Cooler weather is here and there is Casino Night scheduled for October 19<sup>th</sup>, (see page 3 for more information for this event), Community Garage Sale November 9, (see page 4) as well as the board meeting on October 21<sup>st</sup> (see page 4). These events are a wonderful way for new and old residences alike to meet and enjoy the company of your neighbors after a long hot summer.

## Got Drugs? Safely Dispose of Them!

The Glendale Police and the Drug Enforcement Administration are providing residents an opportunity to safely and conveniently dispose of expired, unwanted or unused pharmaceutical substances and other medications. Controlled, non-controlled and over the counter substances will be accepted.

Glass containers, inhalers, intra-venous solutions, injectibles and syringes CANNOT be accepted due to potential hazards posed by blood-borne pathogens.

This event is being held on

Saturday, October 26, 2013, from 10:00 a.m. until 2:00 p.m.  
at Walgreen's at 5895 W. Peoria Avenue (SE Corner in the parking lot).

For more information about this event, contact Glendale Police Officer Andrew Lynes at 623.930.2554

## Neighbors Helping Neighbors - Be the Neighbor You Would Want

With the hustle and bustle of everyday life, it's often overlooked to go out and meet your neighbors, but taking time to establish good terms with your neighbors has numerous benefits.

Being a good neighbor requires you to think beyond your four walls. Keeping good relations with the neighbors can make a big difference in your quality of life.

*Smile and say hello*, introduce yourself. A friendly smile and wave to a neighbor when you go out and get the mail, or your evening walk can go a long way toward creating a pleasant atmosphere.

*Get to know your neighbors*. What they do for a living, what their schedules might be like, and so on. Similarly, give them information that will help them be more considerate to your lifestyle. Sometimes you can fix a situation before it starts. If they work nights, a quiet morning might be important to them, if they have small children, quiet evening maybe important. If you do a lot of yard work, or if you have a teenager, who plays a loud instrument, let them know in advance and mention that if it's getting too loud, they shouldn't hesitate to let you know.

*Control your dog*. Don't let your dog bark incessantly. Keep your dog on a leash if it has a habit of running rampant on your neighbor's lawn, especially if they have a cat or a dog of their own, and make sure to clean up after it. If your dog stays in the yard while you are away, ask a neighbor if they ever hear your dog. If there is a problem fix it. They'll appreciate your consideration and in addition, it's the right and mannerly thing to do.

*Alert your neighbors to a party*. If you are planning a party make sure to give your neighbors plenty of warning, letting them know when it's going to be and how long it's expected to go on. Leave them your phone number to contact if they need to ask you to turn it down. Or if you already established a relationship, why not invite them.

*Keep your yard tidy* and weed free. Not only are weeds unsightly, they can also spread to your neighbors' yard. Maintaining your yard and keeping it clear of clutter and junk will not only keep your neighbor happy, but will also keep property value up.

Above all, *communicate with your neighbor*. Touch base with your neighbors regularly and keep them in the loop. Keep the channels of communication open by reminding them that if you're doing anything which disturbs them, they should feel comfortable approaching you about it.

Really good neighbors watch out for each other. They ask each other for advice; offer to help, especially on matters that impact the larger neighborhood. They respect each others' boundaries but are quick to assist in a crisis. They look for opportunities to collaborate and to socialize. Great neighbors make a great neighborhood, and it is well worth the effort.

If you know of a neighbor that needs help with yard work, transportation, etc... let the HOA know so that we can arrange for volunteers to be there and provide assistance.



### Getting ready for the Holidays...

Holiday light displays have been a long tradition for many. Hidden Manor HOA would like to let you know that we will be holding our annual contest for the best decorated holiday house this Christmas Season so get ready... More information to follow

## Landscape Tips

Pointers for Fall and Winter Landscape

### Flowers

September is the time to begin prepping your flower beds and pots. It is best to first fungicide your pots, to give your soil at least a three week break, and then prepare for fall color. Avoid purchasing the first delivery of flowers at your nursery. The first batches of flowers are typically shallow and weak rooted, resulting in death of your plant. It is best to wait for the 2<sup>nd</sup> or 3<sup>rd</sup> delivery of plants for the ideal life span.

### Weed and Pre-emergent

October is a great time to kill Bermuda and unwanted weeds in gravel. Be cautious that Round-Up does not work well when temperatures are below 85 degrees. If you are applying pre-emergent in turf areas to prevent winter weeds, it will also prevent winter rye from growing as well.

### Trees and Shrubs

This is the time to fertilize your citrus trees. Citrus trees prefer a slow long soak of watering, with at least 3-5 days in between to prevent over watering. Prepare your trees for winter rain by thinning and lightening the umbrella. The months of December, January, and February are the ideal time to thin your pine trees.

## Mailbox Tampering

We have had several residences in Hidden Manor whom have been experiencing items stolen from unlocked mailbox.

Mailboxes can become easy targets for tampering and vandalism. Once a mailbox is put into use for the purpose of sending and receiving mail, it is considered federal property. As such, federal law states that it is a crime to tamper or vandalize a mailbox or its contents. Anyone found guilty of such crimes can be fined and incarcerated.

If you suspect that your mailbox has been or is being tampered with, please contact the Glendale Police Department and the Glendale Post Master for our area. There are professionals who use stolen mail for use in identity theft.

Parents, be sure to remind your children and teens that there are huge consequences for mail tampering so that we can avoid any neighborhood "kid" pranks.

## Hidden Manor Casino Night



The Hidden Manor HOA proudly brings to you Casino Night Saturday **October 19, 2013 at 7:00 p.m.** The event will be held at the home of Larry & Shawna Litman at **7655 W. Michigan, Enter from the 77<sup>th</sup> Ave backyard entrance.**

What a great way to come and meet all your neighbors and have some fun with Blackjack, poker, etc..

The HOA will provide the fun, prizes, water and soft drinks, please bring an appetizer to share and your favorite drink!

This is an occasion for adults only so please no children. Please **R.S.V.P. to Jen Deines at 602.296.4945.** Hope to see you there!

### Residential Compliance

An unsightly property can devalue your home and pose a health risk. Hidden Manor hired a Management & Consulting company to help manage compliance issues in our neighborhood. Katie Pogson is our representative at the management company.

Thank you to all of our neighbors who have resolved many of the weed, fence and garage door issues.

If you have a concern or complaint about a neighbor's compliance for their home, there are steps to follow to help resolve the issue:

1. If you can avoid confrontation and are comfortable

doing so, talk directly to your neighbor about your concern--- This is the neighborly thing to do.

2. If not, you can send an e-mail to Katie explaining the concern and if you want, you can request to stay anonymous. Your concern will be researched, and if it is a valid compliance issue the management company will send a letter to the homeowner.

Remember, there is a copy of the Hidden Manor CC&Rs on the HOA Website if you need to research any issues.

You can reach Katie Pogson via email at [kpogson@communitymanagementaz.com](mailto:kpogson@communitymanagementaz.com) Or you can contact the HOA at [hiddenmanorhoa@gmail.com](mailto:hiddenmanorhoa@gmail.com).

<p><b>It's our town, please</b>  <b>slow</b>  <b>Down!</b></p>	<p>Children are not always aware of on coming traffic          Posted speed limit throughout the community is  <b>25 MPH.</b>          Avoid a tragedy...  <b>slow down!</b></p>
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Next Board Meeting will be held on  
 Monday, October 21 at 7:00 p.m.  
 Due to construction at the  
 Church of Arrowhead,  
 the meeting will be held at  
 7601 W. John Cabot Road

**Community Garage Sale**  
 Saturday November 9  
 7:00 a.m. - 12:00 p.m.  
 The HOA will provide signs on  
 75<sup>th</sup> Avenue and Union Hills Only

*Quick Reminders from your HOA*  
 We're on the Web! Visit us at: [www.hiddenmanorhoa.com](http://www.hiddenmanorhoa.com)  
 You can view CC&Rs, By Laws, Balance Sheets, meeting minutes and so much more!  
 You can also e-mail us with any questions or concerns you have regarding our community at  
[hiddenmanorhoa@gmail.com](mailto:hiddenmanorhoa@gmail.com)  
 We look forward to hearing from you!