

**Fall
Festival
Oct. 21**

**Garage
Sale
Nov. 4**

**Board
Meeting
Nov. 13**

Housekeeping

Hidden Manor Accomplishments

Since our last newsletter the HOA has been working hard. These are some of our accomplishments:

- Coordinated and communicated with the city to remove dead pine trees & update landscape along Union Hills and 75th Ave
- Repeated requests to repair potholes at 75th & Villa Rita
- Updated signage at entryways (unfortunately this signage was stolen, but we are working to unveil new plans)
- Successful launch of HOA website with electronic dues paying options
- Published neighborhood directories (look for your updated directory soon)
- Continued committee involvement with Ladies' Hospitality, Block Watch, Compliance, Beautification, and Security. Consider joining one today!

There seems to be some misconception about when to put out bulk trash. We are Section 1. Scheduled collection weeks for Section 1 are **October 2, November 6, and December 4.** Residents are able to put trash out no earlier than 6:00 am on the Thursday before the collection week.

Arizona law requires dogs to be on leashes at all times. Residents report being chased by free-roaming dogs, and unwanted dogs and feces in yards. Please be a responsible pet owner. Clean up after your pet. Keep it and others safe by using a leash.

Roof Rats: Residents have reported seeing roof rats. Please keep your landscaping trimmed, citrus picked and lot neat and tidy. Nobody wants to "share" roof rats.

Covenants, Conditions, and Restrictions

The Board wanted to take this opportunity to highlight a very important guideline from the CC&Rs:

Architectural Control: *No Improvement, whether permanent or temporary, shall be commenced, erected, installed, constructed, changed or altered in a manner that would affect the exterior appearance of a Lot, until Plans and Specifications showing at a minimum, the nature, paint color, kind, shape, height, materials, floor plans, locations and approximate cost of such Improvement have been submitted to and approved by the ACC, and a copy thereof, as finally approved, lodged permanently with the ACC.*

That sentence covers it all. If you plan to do anything that would affect the exterior of you Lot you need ACC approval. Without HOA approval, if your project is found to be in violation of the CC&Rs, you could be required to remove any work started and restore the property to its original condition. This could be very costly. Please, familiarize yourself with CC&Rs and get prior approval BEFORE doing anything that would affect the exterior of your lot. The ACC form can also be found on the Hidden Manor website under the documents tab.



This newsletter was produced, duplicated, and mailed as a service of the City of Glendale's Neighborhood Partnership Program.

Newly Adopted Variance Policy

The Board of Directors met to discuss property setbacks and variances in Hidden Manor and adopted a new Variance Policy which is outlined below. It seems like there is a lot of confusion about what the setbacks are and how variances are granted. When looking at structures on lots and what is allowed it is important to remember two facts. One, when Hidden Manor was originally developed it was part of the county, not the City of Glendale. We were annexed by the City in the early 2000s. Also, Hidden Manor was originally a neighborhood with 6 units and 6 sets of CC&Rs. We wrote and recorded 1 new set of CC&Rs for the entire neighborhood in 2012. Anything in existence before 2012, was legally grandfathered in.

The CC&Rs state that "the Association may, at its option, grant variance from restrictions set forth in the Declaration if the Association determines in its discretion that: (i) a restriction would create an unreasonable hardship or burden on an Owner or resident; (ii) a change of circumstances since the recordation of this Declaration has rendered such a restriction obsolete; or (iii) the activity permitted under the variance will not have any substantial or adverse effect on the Owners and residents of the community and is consistent with the high quality of life intended for the residents of the community.

Going forward, should a homeowner wish to request a variance several steps must be followed. One, the homeowner must complete an ACC form (located on the Hidden Manor website). Two, the homeowner must show plans to the surrounding neighbors and obtain signatures on the ACC form. It is important to note that signatures do not indicate neighbor approval only that surrounding neighbors have seen the proposed plans or changes. Three, the Board will complete questionnaires with all parties (homeowner, surrounding homes, and board members). The board feels this was an important step to not only give an opportunity for all to express their opinions but to ensure the same criteria will be used for all requests.

In regard to variance regarding setbacks, the Board discussed several options from allowing a predetermined amount to not allowing any encroachments. In the end the Board determined that Hidden Manor was built with oversized lots to give residents space and privacy and this high quality of life should be preserved. Furthermore, since we have been annexed building setbacks for residential homes have increased to 15, which is greater than the 10 required in our community. For that reason, side setbacks will not be granted. When deciding on front or rear setbacks, special consideration will be granted to lots backing up to the park, medical space or lots backing up to Union Hills as those encroachments may not impact other Hidden Manor homeowners.

We hope this new variance policy will give all parties a voice in the process and deliver consistent, fair outcomes.