

Hidden Manor is pleased to announce the launch of our new website. Residents requested a forum to communicate, updated information and the ability to pay dues electronically. Our new website offers all of these features. You will notice a link, a lowercase f, to the Hidden Manor Facebook page on the far right side of the banner. This is a members-only page you can request to join. Once you are accepted, you will have ability to post information that other members of the group will see. The website is also password protected. We can now protect sensitive neighborhood information. To access resident-only information use the password: hiddenmanor2015. The new website has a PayPal button that allows residents to pay dues or fines electronically.

##### Password: hiddenmanor2015

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.

Monsoon season is approaching. A neighbor requested that as you are having your palms trimmed, advise your neighbors. This is not only courteous but may result in discounts if you can combine efforts.

## Updating Hidden Manor Entrances

Recent survey results showed homeowners want to update the entrances. We have budgeted funds to update the entrances, but need your help. We are looking for a committee to design and present a plan to the Board. This is your chance to help design our new look. If you are interested, please email [hiddenmanorhoa@gmail.com](mailto:hiddenmanorhoa@gmail.com), subject Beautification Committee.

Hidden Manor HOA

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.

#### Housekeeping

### Summer 2015

# Hidden Manor Gets

# A New Website

##### www.hiddenmanorhoa.com

The Glendale Police Department introduces a citizen advisory committee to discuss issues of interest to our neighborhoods. Ted Lloyd is representing Hidden Manor. Please let Ted know your concerns (as well as praise) for our men and women who serve to protect our community. Ted’s email is: [autopiloted@cox.net](mailto:autopiloted@cox.net).

Hidden Manor hired a management company several years ago to help with CC&R violations for several reasons. One, and most importantly, neighborhood volunteers were no longer willing to fulfill this role. Secondly, the management company has no relationship with individual homeowners and can remain fair and impartial. Third, the management company provides consistent and cost-effective service.

The management company is not incented to issue violations. They are paid a flat fee regardless of the number of violations issued. The number of violations has reduced since the company took over the duties and the Board feels this shows homeowners are responding and taking better care of their properties.

The most common violation is for weeds. The Board has instructed the management company to cite lots where weeds could be seen from the neighboring lot.

Our goal is to improve the overall aesthetic of the neighborhood, not generate revenue from fines. We believe homeowners want to keep their yards looking nice but sometimes may have extenuating circumstances that prevent them from fixing citations.

If you receive a citation you cannot fix in ten days, please contact Bella Community Management. We will work with you. Do not wait until after you incur fines. The Board will not waive fines.

Join us on Facebook

Click the lower case f, on the far right side of the banner on the hiddenmanorhoa website.

Once you are a member of the group you can post messages other Hidden Manor members can see.

## Architectural Control Committee

Please remember, the Architectural Control Committee must approve changes to your lot. It is so nice to see upgrades and improvements being made. The neighborhood is looking great! However, all changes must be approved by the ACC.

The ACC form can be found on the website ([www.hiddenmanor.com](http://www.hiddenmanor.com)) under the documents tab. You will need the password (hiddenmanor2015) to access the tab. The form may be mailed or submitted electronically to hiddenmanorhoa@gmail.com.

## Why Do We Have a Management Company?