



FALL NEWSLETTER 2020

This newsletter is to update the residents of Hidden Manor on a few clarifications to the CC&R's. Because the CC&R's are so subjective, it is at times hard for a property owner to know what is and what is not a potential violation. Included is a list of potential violations (NOT ALL INCLUSIVE) that will help you to inspect your property and hopefully avoid potential violation letter(s) from the HOA.

We strongly encourage our community members to positively communicate with the Board through the Management Company. If you have any ideas on how to improve and make our HOA better, please let us know! Also, let us know ahead of time if you have circumstances that we need to know about, such as when you want to make changes on /to your property, you will be out of town for a month or you will have family visiting and an RV will be parked in front of your home for a week. Doing so will avoid you receiving a letter from the HOA.

During the recent board meeting on October 20, 2020 the following clarifications were approved.

COMMERCIAL VEHICLE:

Vehicles with added accessories attached for the purpose of conducting business. i.e. ladder racks, buckets, tool racks, utility boxes, lift, tanks, hoses, dump capability, rooftop air conditioner, cab chassis or sold as a commercial vehicle and has a commercial license plate.

Any vehicle with advertising of any kind greater than 30" wide and 24" high.

Any vehicle with any advertising on more than 2 sides of the vehicle.

Trucks having more than a one-ton rating.

JALOPIES:

Any vehicle parked/stored on a property for two (2) consecutive inspection tours that is in disrepair (i.e. broken parts such as tail light), flat tire(s), stored or appears to be stored in the same spot, damaged windshield, on jack stand, tires blocked, leaking oil, very dirty so as to present the appearance of being stored and/or not being drivable, vehicle with a cover not moved will be deemed as being stored, not registered, having items in/on vehicle giving the appearance items being stored there.

LANDSCAPE:

Any grass (real or synthetic turf), decorative rock/stone, boulders, flower pots, plants and trees.

DRIVEWAY:

Any surface made of concrete, pavers, brick or crushed stone that leads to a garage or house. This includes circular drives. If not made of concrete, pavers or brick, the area must be delineated by curbing, pavers, bricks, logs, etc. Vehicles may not park on landscape rock.

PALM TREES:

If palm fronds hanging down are brown, then needs to be trimmed.

TREE STUMPS:

Any stump greater than 2". Any stump can be decorated, example a pot or vine.

CHRISTMAS/HOLIDAY/DECORATIONS/DECORATIVE LIGHTING:

Must be fully functional. Lighting must be removed no later than two weeks after holiday.

PALM TREE NEEDS TRIMMING:

If palm fronds are hanging down and brown then needs to be trimmed.

ALL OF THESE CLARIFICATIONS WILL GO INTO EFFECT JANUARY 1, 2021.

There are many concerns regarding loose dogs in the community. There are some walkers and some with pets that have been attacked. Please make sure that your pets are restrained and not able to run out of the house when someone exits even if you believe your pet is tame and does not bite.

Another concern by the community is the blowing of grass/leaves into the street by landscapers thus blowing into neighbor's yards. Please inform landscapers to not do this.

If you have questions regarding your property on any of the clarifications please contact the Management Company and request to speak to a Board Member to discuss your particular situation.