

# HIDDEN MANOR HAPPENINGS

## Hidden Manor Yard of the Month



### April

The Binkman Residence  
7712 Villa Theresa



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## 2022 Annual Budget

The Board worked hard to keep dues at \$95 this year. In order to accomplish this, we had to supplement the Annual Budget with \$6,100 from our savings. Just like homeowners have experienced lately, HOA expenses like have also increased. The reality is just costs more money to provide the same or in some cases reduced services. In a year of so many changes, the Board did not want to surprise homeowners with dues increase for 2022.

The HOA has not raised the dues in over 10 years and this is no longer sustainable. Homeowners need to prepare for a modest dues increase in 2023.

## Do we have your information?

The HOA sent out 4 electronic newsletters this year in addition to housekeeping emails like meeting notices, garage sale information, social events, etc. Did you get yours?

If not, please update your contact information with the HOA by emailing us [hiddenmanorhoa.com](mailto:hiddenmanorhoa.com)

## We want you!

Volunteering on a committee is a great way to meet neighbors and stay involved with what is happening in Hidden Manor. If you would like to help, we always need to volunteers.

Committees include beautification, membership, hospitality, architecture, budget and compliance. Please email us at [hiddenmanorhoa@gmail.com](mailto:hiddenmanorhoa@gmail.com) if you have time and would like to help.

## 2021 Highlights

Thank you to everyone who called into the Annual Members' Meeting. Below are the highlights for those who could not join. This year the Board worked together to accomplish quite a bit.

- Submitted City Grant to update the entrances with new planting and rock.
- Worked with Nohemi Bierwalter, resident to co-host Pumpkin Carving Competition and Taco Truck in October.
- Worked with Mark Wieliski to cohost 2nd Annual Sip N See Holiday Light Contest.
- Welcomed XXX new families to the neighborhood.
- Approved 38 architectural requests. Thank you to everyone who submitted forms before starting work.
- Collaborated with neighbors to create a responsible budget which keeps dues at \$95.
- Sent out summary newsletters after every Board meeting.
- Hired and then fired a new management company after our previous Community Manager retired.
- Hired a bookkeeper to help with HOA accounting, receivables and payables.
- Welcomed back two returning Board members,



Hidden Manor was awarded a grant from the Sahuaro District to help update our entrances at 77th and Union Hills. The grant included landscaping and irrigation. The work is done. The gravel is spread, the plants are in and our entrances look fantastic! We are very thankful to Councilmember Ray Malnar and the City for this exciting transformation.

The Board is hopeful to continue this momentum into 2022 and possibly paint our walls and order new sandwich board signs



HIDDEN MANOR WEBSITE

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