

# Hidden Valley Heights



HIDDEN  
VALLEY  
HEIGHTS

A NEWSLETTER FOR THE HIDDEN VALLEY HEIGHTS HOMEOWNERS **SUMMER 2006**

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Learn more about the committees at:

[www.myhvh.com](http://www.myhvh.com)



## The New Board

We would like to thank all of those who participated in the annual Home Owner's Association Meeting held in May.

The new Board members include:

- o **President** – Sam Johnston
- o **Vice Pres.** – Bryson Green
- o **Vice Pres.** – Greg Sanders
- o **Secretary/Treasurer:** Becky Taylor

If you would like to communicate with the Board of Directors, or have something that you would like to see covered at the next Board meeting email [theboard@myhvh.com](mailto:theboard@myhvh.com)

Check the website for the scheduled dates and times of upcoming Board meetings.

Topics for the next meeting include: bids for pest control, bids for speed bumps throughout

the community, finalization of new landscaping contract, etc.



Do you have info, a photo or other items of interest to our community? If you have any ideas for something you would like to be covered please don't be shy. Email [news@myhvh.com](mailto:news@myhvh.com) with any comments, suggestions and information for our newsletter.

## Committees

We would again like to remind everyone the need for volunteers for the various committees. The Board encourages widespread community participation in its committees, including renters. If you would like to volunteer, then please fill out the volunteer form that can be found on the *forms* page of our website [www.myhvh.com](http://www.myhvh.com). The form can then be turned into Debbie, the clubhouse manager.

Remember: Your Community is only as good as the members involved!

-Newsletter/Web Committee  
-External Affairs Committee  
-Budget Committee  
-Compliance Committee

-Neighborhood Watch Committee  
-Social Committee  
-Architectural Committee  
-Grounds Committee



## Common Areas

The following Q&A is in response to recent misunderstandings about what rights the Association has in controlling the common areas owned by the Association.

**Q: What is a homeowner's association?**

**A:** It is a non-profit corporation registered with the State and managed by a duly elected Board of Directors. Its purpose is to maintain all common areas and to govern the community in accordance with the provision of the legal documents: CC&R's, Bylaws, and Articles of Incorporation. The governing legal documents for the association may be viewed online within the *About Us* page of the community website. The corporation is financially supported by all members of the homeowners association. Membership is both automatic and mandatory.

The Association does have the right to define, control and fine for non-compliance to the governing documents of the Association. Such matters include: parking, traffic control, architectural and grounds (this includes front porch and back patio aesthetics).

Recent anonymous postings on the clubhouse door by dissatisfied tenants indicates an obvious ignorance of these covenants and restrictions that govern owners (and tenants) and their use of the common facilities.

The proper way to address concerns or requests for change is to become active in your community through committee involvement and proper communication with the Board.

For a reminder we have listed some of the Rules & Regulations pertaining to the common areas, for a complete list of Rules & Regulations go to [www.myhvh.com](http://www.myhvh.com).

**Common Areas:**

1. Common and limited common areas include parking lots, grounds, walkways, pool & clubhouse areas, playgrounds, trash receptacle areas, fountains, front walkways and porches, rear patios, and all landscaped areas, etc.
5. Residents are not to store anything in, or drive any type of vehicle on or across any of the landscaped areas.
8. Front Porch –No chairs on front porch, other those of a decorative nature.\*\* Chairs may be used on the porch but must be removed when not in use.
16. Back Patio – Chairs and tables may be placed on the back patio within reasonable limits. \*\* These must be of an outside nature (patio furniture).
20. Back Patio – No storage units or containers.

### DATES TO REMEMBER:

- July 1st HVH Association Fees Due (Late by the 10<sup>th</sup>)
- July 4<sup>th</sup> Independence Day
- July 24<sup>th</sup> Pioneer Day
- August 1<sup>st</sup> Association Fees Due (Late by the 10<sup>th</sup>)

## Landscaping & Storage Lot

There has been a great deal of concern about the landscaping; particularly the proliferation of weeds and dead or untrimmed plants. A new contractor has been hired and drastic improvements have been made and will continue. If you see dead plants or broken sprinklers in need of repair, please contact the Management Company through email at [info@accesspm.net](mailto:info@accesspm.net).

The storage/RV lot is now available to be used by owners and tenants. Decals must be purchased for vehicles/trailers parked in the area. A ten dollar monthly fee will be charged for storage of up to 100 sq. ft. (this would be an 8x12 trailer). Smaller items like motorcycles and four-wheelers will be charged five dollars a month. If you are interested in the additional parking contact Access Property Management at [info@accesspm.net](mailto:info@accesspm.net) or the clubhouse.

