



Hidden Creek Homeowners' Association

Life along the Creek ~ Newsletter No. 3, May 17, 2021

www.hiddencreekal.org

Good day, Hidden Creek residents!

Wow! What a year it has been. Due to Covid, we have had to cancel numerous events that were planned, including our Annual Meeting. We greatly appreciate the way all of you have handled these changes and cannot wait to get things planned and rolling again.

We want to first thank Mrs. Connie Wilson and Mrs. Kathie Pope for their service to our HOA. Connie served one year as president, and Kathie served three years finishing as vice-president.

With Connie stepping down due to personal reasons and Kathie rolling off, this allowed for both of our candidates that volunteered to serve our HOA to step in to the vacant positions. Robby Koester and Amy Hester were both installed to serve as new Board of Directors. Robby and Amy join John Axtel as your 2021 directors. Robby is serving as President, Amy as vice-president, and John continues as secretary/treasurer. Please see the Hidden Creek website for their contact information. This new team of directors has already been very busy in the first month planning and implementing new opportunities to make positive impacts to our neighborhood.

New Neighbors

Welcome! We have had several new families join our neighborhood in the last few months. We hope you grow to love our community and neighbors just as much as we do. Our welcoming committee hopefully made contact with you after your move in. If for some reason you haven't heard from us, please reach out to our BOD's. Whether renter or owner, you are important to this neighborhood, so please send us your contact information so that you can stay informed about community activities, events and plans. Email the secretary at secretary@hiddencreekal.org.



If you feel so inclined, send a sentence or three on why you chose Hidden Creek as your choice for a place to live in Huntsville, and we will anonymously include it in the next newsletter.

Facebook Group Page

A new Facebook page has been created for our HOA. This page will be private to residents of Hidden Creek HOA. We have created this for event reminders and community information that can be sent out or posted as needed. If you would like to join, please click the link below and request to join. You will be asked to enter your address to verify access to the group. The name of the group is Hidden Creek Monrovia, AL HOA.

<https://www.facebook.com/groups/215510206802868/>

Blake Bottom Expansion (BBE) Update

A meeting was held on April 22nd. Mr. Chuck Faulkner, Phil Renfro, Robert Stuart and 20 HOA members and all BOD attending for an update on the BBE. Topics discussed included the following:

White Vinyl Fence - This is not listed on any legal document, so from the perspective of the county, individual homeowners will be getting compensated for reinstall at project completion.

Overall Compensation – Goal is to make the homeowner whole with respect to project impact on properties, i.e. land being taken away, relocating irrigation lines, replacing foliage.

Road Construction – the 5-lane road will be taking 2x more land from the north side of the present road as from the south; **Bridge** will be widened, too.

Curb and Gutter - will extend the entire length of BB from Jeff to Research Park (no ditches will be left at completion).

Speed Limit - will be 40 MPH.

Traffic Light – None planned at either Clouds Creek or Bishop intersections.

Cultural Lighting – No changes planned as part of BBE; present lighting will just be relocating.

Timeline – Utilities movement starts early next year (2022) for a year; **then** the following year (2023) the roadway expansion starts; **then** Jeff Road widening begins (TBD).

Signboard (just to the left of Clouds Creek) – County representatives had no knowledge/info on the sign board.

No updated graphics were uploaded to county sites since last meeting.

Pool News

- a. Wall and pedestal brickwork has been repaired and completed.
- b. **A new pool RFID access system will be installed on May 24, and schedules will be emailed for getting new cards for access just as soon as the new system install is complete.** This new system will bring the pool area entrance and exits up to code. The current RFID pool card security system is currently working but the ability to encode new cards is not. Please bear with us just a little longer if you do not have access as we update our older technology.



- c. **A new pool liner is ordered and will be installed this October by Anders Pool & Spa Company.** Anders has handled the monthly service of the pool for ten years and continues to give the HCHOA the best service for the price. Bryant Pools and Valley Pools were also contacted for an estimate. A new liner is installed every five years, which is the normal life of it based upon the community use it receives. The last liner was installed in 2016.

- d. Floor drainage covers have been replaced.
- e. **New Exterior Lighting, Switches, and Fan** replacement effort is in progress with quotes being sought for replacement and install. Hope to have these up very soon.

As the new season for pool fun begins, please remember to keep the pool area neat and tidy. Also, please help us take very good care of the new furniture around the pool.

***We have been made aware of people climbing the walls again at the pool for access or exiting. Please ensure that you enter and exit through the gates only. ***

Clubhouse News

The Clubhouse calendar reservations' system on the website is working well, with frequent use evident. Use the link on the website to reserve the clubhouse. Donna Hall continues to manage input to that calendar.

Things we know:

- a. The HVAC needs replacement, quotes received with planned replacement in 2022.
- b. The roof needs of replacement, quotes received with planned replacement in 2023.
- c. Multiple outside outlet covers need replacing.
- d. Multiple light switches inside need replacing.
- e. The men's room sink counter needs repair.

Remember to:

- a. turn off bathroom lights and exhaust fans when exiting bathrooms. Parents, please double check after your children use them.
- b. monitor use of the toilets to ensure excessive toilet paper is not being used and that paper towels are not being placed in the toilets. If clogs or back-ups occur, please email the BOD so things can get corrected.
- c. let us know if supplies are low.
- d. Please do not prop open the bathroom doors to keep insects and/or animals out as well as keep the cool air in.



Bishop Rd. Brick Wall Project

After a long year, work on the wall has begun! Premier Outdoor Services has started trimming trees so that Durable Design can begin the brickwork on May 17. This is expected to be completed in six weeks. Trees will be trimmed back sufficiently to allow brickwork to be completed. Walls will be repaired for structural integrity and then cleaned and sealed along Bishop Rd. Members whose yards border the wall received a separate, more detailed email. Tasks outlined on that email need to be completed to make the effort successful.

Entrances and Grounds

We welcome Premier Outdoor Services as our new Grounds and Landscaping Company. Premier Outdoor has already begun the request of cleaning and maintaining the entrances and common areas on Clouds Creek and Hidden Creek as well as the clubhouse. Be on the lookout for changes around the clubhouse and entrances as they will start May 17 with the landscaping and planting of new plants and flowers as we kick off the summer.

HOA Committees and Chairpersons

We need your help! We are still in need of chairpersons and volunteers for our HOA committees. All of the work that we are trying to do in our community cannot be done by just a few hands. If you have a desire to help our community by serving on one of our committees, please reach out to the committee chair. If you are willing to chair a committee, please contact your BOD's. Please visit the website for information about our committees and those serving on each committee at www.hiddencreekal.org. By getting involved and working on projects together, we keep our HOA assessment fees low. Thanks to all those who are currently serving on these committees. **The next Hidden Creek Committee meeting will be Tuesday, June 8 at 7:00 pm.**

Community Concerns

The following are items of concern voiced to the BOD:

- a. Existing Leaks: Multiple leaks (and water waste) in our community were addressed in an August 12 letter from the President to Harvest-Monrovia Water Department and many repaired by the water company. If you still have water leaks, report them to the Board of Directors.
- b. ATT Fiber Install: We understand there is a lot of concern about the leaks and damage that has been caused in the last couple of weeks by the install of fiber optic lines for AT&T. We have received many emails and have put together a punch list that is being relayed to the contractor. They are receptive thus far to correcting the damage, so if you have persistent leaks, yard damage, or excessively dirty sidewalks as a result of that install, please report them ASAP.
- c. Illegal Dumping: Dumping of items by people not residing in Hidden Creek is suspected along Clouds Creek at the bridge where water drains to Hidden Creek. Not all counties have monthly pick up of household/yard waste. Please be vigilant for this activity and report it to the Community Watch Chair so that a report can be filed with local law enforcement.
- d. Street Sign Changes: The community as a whole voted NOT to change present street signage on Clouds Creek. The speed limit in the community is presently at the maximum allowable for residential areas. Any new proposals for street sign changes, specifically stop signs, will be addressed at the next all-members' meeting.

Assessments

84% of members have paid their assessments to date and all checks received have been deposited. Statements of account will be sent to all members soon. Please keep them for your records. As a note, accounts must be in good standing to reserve/use the clubhouse.

Key Meeting Dates:

Stay Tuned as we make plans and we will send dates out very soon!

If you have any questions or concerns, please email your directors at boardofdirectors@hiddencreekal.org

Thank you,

Robby, Amy, John