

## **Community FAQ's:**

### **HOA BOARD:**

- The operation of your homeowners association is governed by a board of volunteer directors. The Board of Directors is elected annually by the community to oversee the daily functions and financial responsibilities of the Association. The Board is also responsible for maintaining members' compliance with the established covenants and bylaws of the Association. They have specific provisions regarding what can and cannot be done on your property. Please take the time to read through the Bylaws and Covenants documents that are available on the Website.
- Board nominations will take place in October, and elections will be in November.
- The HOA will hold an annual meeting every December.

### **COMMUNICATION:**

- The best way to contact the HOA board is via email at: [hoa@hiddenmeadowsneighborhood.com](mailto:hoa@hiddenmeadowsneighborhood.com)
  - We will not engage on the community Facebook page: <https://www.facebook.com/groups/thevillageathiddenmeadows>. This page was set up and is administered by a resident of the neighborhood.
- Any official communication will be sent out via email and will be posted to the Official HOA page: <https://www.facebook.com/groups/HiddenMeadowsHOA>. If you are not receiving email communications, please email send us an email to update your contact information.

### **ASSESSMENTS:**

- HOA dues are assessed annually and cover the calendar year, January 1- December 31. For 2021, this fee was \$385.
- The neighborhood budgets are reviewed annually and fees are subject to change yearly.
- An 18% late fee will be assessed to any late payments.
- Failure to pay will result in a lien on your property.

### **AMENITIES:**

- The community pool is open seasonally from 10am-10pm. If you were not given a key fob at closing, please contact us. A \$20 fee will apply for lost key fobs.
- Homeowners in violation of the CC&R's will lose their pool access until the violation is resolved. Key fobs can be monitored and will only work between the hours of 10am-10pm.
- Please be mindful when using the pool and playground area. The common areas are an extension of your home, so please help keep them clean and dispose of trash properly.
- Additional pool rules are posted at the pool.

### **ARCHITECTURAL REVIEW COMMITTEE:**

- All modifications to the exterior of your property, including painting of shutters, staining of fences, must be submitted to the ARC for approval prior to beginning the project.
- The Architectural Review Committee has 30 days to review your request. Please keep this in mind when planning any projects. The ARC meets the last Tuesday of every month.
- ARC Request Form is available under the Committees section of the Website.