



OUR YEAR IN REVIEW 2018-19

HIDDEN SPRINGS/HIDDEN ESTATES

The HOA worked on numerous projects over the past fiscal year. Below are highlights of some of the accomplishments. Thanks to all those who voluntarily contributed community dues. Your support allows us to make these improvements and helps keep up the value of our homes.

CONTRIBUTIONS

Despite making improvements to the neighborhood and keeping expenses under budget, income from resident contributions will fall short of meeting all of our expenses at the end of the fiscal year (Aug. 31). Our budgeted expenses are \$28,300. As of July 31, our community income was \$26,411. Your support is needed.

NEW ENTRANCE LIGHTING

We were awarded a grant from Orange County to help fund the installation of new lighting for our Conroy Windermere entrance. Last September, beautiful sconces for our signs and landscape lighting were installed. Thanks to Orange County for awarding us the grant, thanks to our residents for your community contributions, and thanks to the Board for their efforts applying for the grant, sourcing the sconces, and coordinating efforts with the electrician, so that we were able to make these improvements to our neighborhood.

NEW LIGHT POLES APPROVED

The HOA Board diligently worked with Orange County and Duke Energy to provide homeowners with the opportunity to upgrade our street lighting. Our current light poles are more than 30 years old. Many residents had voiced security concerns because they are not bright enough. Last September, residents had the opportunity to vote on upgrading our streetlights. It was overwhelmingly approved, and, in July, our old poles/fixtures started to get replaced with 15-foot poles with LED bulbs, which illuminate a wider area. The project is expected to be completed by October.

YARD OF THE QUARTER WINNERS

Fall: Jim and Nancy Muller

Winter: Joe and MeeMee

Spring: Taylor and Biancha Moseley

Summer: Mr. and Mrs. Rehmetullah

LANDSCAPING MAINTENANCE & IMPROVEMENTS

- Removed the dead tree and ground the stump at the common area on Cedar Pine
- Trimmed the branches and shaped five small oak trees in the common area on Cedar Pine
- Trimmed/removed branches and thinned out/lifted up two oak trees at the Conroy Windermere entrance
- Removed all debris
- Mulched at the Pine Springs entrance, Conroy entrance, Pin Oak entrance, Pin Oak median and Sago Palm common area
- Trimmed the 10 cabbage palms on both medians at Pine Springs and Pin Oak
- Pressure-cleaned the wall along Dr. Phillips Blvd.

NEW SIGNAGE

In February, we installed new No Solicitation signs at two of our entrances: Pine Springs and Lake Marsha. The others were repaired and painted. In June, we installed Clean Up After Your Dog signs throughout the neighborhood.

CRIME & CODE REPORT

Between September 2018 and June 2019, there were a total of 143 patrol hours in our neighborhood and five code violation notices.

REAL ESTATE ACTIVITY/NEW RESIDENTS

Between August 1, 2018 and July 31, 2019, there have been 23 homes sold in Hidden Springs/Estates. One home is currently on the market, and there are four homes expected to close in August/September.

FAMILY EVENTS

Last **October**, the HOA hosted the annual National Night Out block party event where we grilled hot dogs, served refreshments, had a Sheriff on hand to answer questions, a balloon artist and games for the kids, ice cream from Jeremiah's, giveaways and more. In **January**, the HOA hosted an educational tasting event at Vitality Bowls where they provided information about the healthy ingredients used in their recipes and free samples. In **April**, thanks to resident Tara Savage, we hosted an Easter Egg Hunt for the kids in the neighborhood.

HAPPY HOUR EVENTS

Thank you to the following residents who hosted Happy Hour events in their homes this past year: **January** – Damon Nicholson and **April** – Constantin & Aleksandra Wehbi. These events are a great way to get to know our neighbors!

HOLIDAY LIGHTS CONTEST WINNERS

We awarded the following residents a \$25 Home Depot Gift Card for their display of holiday lights: Mary and Marty Stein; Martila Zamora and Luz Eastmond; and Nicholas and Sheri Schafer. Thanks for helping to make our neighborhood bright with cheer!

FILM CREW VISIT

There was some excitement in our neighborhood last September when the new television show "David Makes Man" scheduled to air in 2019 on the Oprah Winfrey Network (OWN) was shooting some scenes right here in Dr. Phillips. They generously made a donation to our HOA for allowing them to park their trucks in our neighborhood. The show is scheduled to premiere in August.

DECLARATIONS & RESTRICTIONS

In June, we reinstated the Declarations & Restrictions for Hidden Estates.