

**Hidden Harbour Homeowners Association
Fall Newsletter
December 2015**

Fall Forum Recap

The financial report for 2015 was presented at the Fall Forum.

Posted Speed Limits

For the safety of the community, the posted speed limits of 25 mph **must** be observed at all times. Please make sure that your guests and all drivers in your household, including teenagers, are aware of the speed limit and its importance.

Snow Plowing and Parking

Please be reminded that parking on the street in our community is prohibited during snow emergencies. The reasons for this are many as we have narrow streets and many tight curves to our streets. Please see noted below the Deed Restrictions that pertain to this issue:

- 1.23 Vehicles.** Without limiting any of the foregoing, no vehicle other than a private passenger automobile shall be parked outside any residence for a period of more than twenty-four (24) hours without the prior written consent of the Developer or the Association. No vehicle shall be kept or parked on the street for a period longer than 24 hours.
- 1.24 Additional Parking Requirements.** Without limiting any of the foregoing, no vehicle of any kind shall be parked at any time on (a) the west side of any streets running north-south in Hidden Harbour, (b) the north side of any streets running east-west in Hidden Harbour, or (c) any street within any cul-de-sac in Hidden Harbour.

This rule becomes especially important at this time of the season when snow may be expected and the snow-plow is working to maintain clear streets in our community. Please remember this would be no different than if you lived within public municipalities. During snow emergencies, the city/county would just have your vehicle towed without any notification or warning. We all appreciate your adherence to this policy.

IMPORTANT: When shoveling your driveway, please do not put the snow in the street. If you hire a service to clean your driveway, please advise them not to put the snow in the street. Additional costs were incurred last season when the street plowing contractor had to come back through and clean-up what was put in the street from individual homes by their service contractors. Also be considerate and keep your snow within and immediately adjacent to your property, along the side of the street,

and do not pile it up in front of neighbors. **IF** Hidden Harbour's plowing contractor has to make additional passes thru our community because the snow has been plowed off your property, than you will be charged the additional costs that were incurred from this extra plowing. We will now be keeping a data base of offending properties as this has become a serious issue the last few years.

Website

The website is updated regularly with news and Board of Trustee meeting minutes, so please visit www.hiddenharbour.org regularly. The code to access the membership roster is hhsb, and the password is hhha43528. Please review the roster and make sure that your information is correct. If there are any changes, please contact Erin Osstifin at eosstifin@metrotolledohomes.com or (419) 392-7931. If you have an e-mail address but it is not on the list, we urge you to provide it so that you can receive timely information that may only come via e-mail.

Volunteers Needed

Anyone with an interest in contributing to the Hidden Harbour community might consider serving on the Board of Trustees. Your service would be greatly appreciated, as there are openings to fill and fresh ideas are encouraged. If you have an interest, please contact Doug Baumgartner (Board President) for details.

Vehicle Break-Ins

Recently there have been documented vehicle break-ins in the community. These seem to be crimes of opportunity, so make sure to lock your car doors, remove any valuables from your vehicle, and leave exterior lights on. Remind visitors to lock their vehicles and hide valuables as well. Also, please contact Erin Osstifin and let her know if you experience any break-ins so that the Board can be aware.

Trash Service

Trash service will be a day behind during the week of Christmas and New Year's Day.

If you do not have curbside recycling service and wish to contract for it, please contact Republic Services directly at (734) 848-3633 for cost information and additional details. If they tell you that you must also have trash service with them, please let them know that the Hidden Harbour Homeowners Association contracts with them for trash service for the entire community.

Road Drains

This year saw the re-surfacing of over 50% of our private roadways. Starting at Hidden Forest Dr., thru the Cove Harbours, to the curve on No. Shoreline Dr. this project was completed. With this, came some comments of drainage issues for the existing storm drains of our roadway system.

Most of the approximately 12 drains in the system are 4" tiles with the same-size drain grate. Consequently, the flow during a heavy rain is restricted due to their size.

After observing what was occurring during a heavy rain the following two (2) conclusions were reached. #1. The June & July period were each in the Top 10 months of a 100-yr cycle for precipitation totals, similar to what occurred in the winter of 2015 (eg. Jan & Feb). Because of this weather phenomenon, we experienced flooding and puddling on the streets; which we had not seen before. #2. Many of the drain grate/tiles observed were covered in debris (ie. trash, grass clippings, leaves, etc.) and were unable to drain even though the tiles were clear. After cleaning the grates, all but two drained appropriately.

We encourage all our residents to be proactive and take a minute this spring to locate any road drains that may be on or near your property. After locating them, make an effort to take a broom or leaf blower and clear the grate so it can drain the rain water. This is also important that they remain clear at this time of year as standing water from melting snow will not only freeze causing slip/fall issues, but can filter under our roads causing premature failure of the pavement and road substructure.

If each of us will make individual efforts to help, all of us can benefit.