

Hidden Harbour Homeowners Association
Fall Newsletter
October, 2013

Fall Forum

The Fall Forum will be held on Tuesday, November 19, 2013 at 7:00 p.m. at the Springfield Township Hall. All owners are encouraged to attend for the latest updates on the community.

Signs

In accordance with Article 1.18 of the Declaration of Restrictions, please note that signs are not permitted on any portion of any lot or visible from the outside of any residence without the prior written consent of the Association. As a general rule, signs will not be permitted so as not to give the appearance of favoritism to a charitable event or contractor. Signs also add to "visual clutter", so prohibiting them maintains the appearance of the community as well. Please do not put any signs out, and if you currently have one in your yard, we ask that it be removed immediately. The only exception, in accordance with the Declaration of Restrictions, is a standard real estate sign, not to exceed 6 sq. ft., advertising a lot or residence "for sale".

Website

The new, improved website is now live! Please visit www.hiddenharbour.org to check it out. 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@metrotolledoohomes.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.

Landscaping

The Board of Trustees, with much assistance from the Hidden Harbour Garden Club and Karen Soubeyrand, have completed most of the long-range landscaping plans for the common areas of Hidden Harbour, except for the new areas of No. Moon Lake Drive. Several ideas are being discussed at this time for this area which we hope to begin to implement in 2014.

Also, a big Thank You to Adams Conservation Club for the new fence on the corner of E Shoreline Dr. and North Shoreline Dr. They paid for the fence and we paid for the staining. Some landscaping changes will no doubt be made at that corner as some of the plant material is overgrown, or not doing well.

Infrastructure

Our roads have always been a big concern and one of our largest budgeted items. The Reserve Study which was originally completed in 2007 was updated this past spring. Karen Soubeyrand and

a group of 6 other Homeowners are now meeting in order to research and develop appropriate plans for the resurfacing of Hidden Forest Drive, Cove Harbour East ,Cove Harbour West, Cove Harbour North and North Shoreline Drive. An update will be given at the Fall Forum. Also, an additional streetlight has been ordered for the east end of North Moon Lake Drive. This will brighten that end of the street which will benefit all traffic at night...foot and automobile alike.

Trash Service

Trash service will be a day behind during the week of Thanksgiving, Christmas, and New Year's Day. The last yard waste pick-up will be the week of Thanksgiving.

If you do not have recycling service and wish to contract for it, please contact Republic Services directly at (734) 848-3633.

Christmas Party

The Christmas party will be held on Thursday, December 12, 2013 from 6:30 p.m. – 10:30 p.m. at the Strawberry Acres Lodge. More details to follow.

Snow Plowing and Parking

Please be reminded that parking on the street in our community is restricted. 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.

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.

Please also note that, in accordance with Article 1.2, owners who have a two-car garage and own one or two vehicles must park them in the garage and not on the driveway or the street. If there is a third vehicle, it must be parked in the driveway and not on the street. For owners that have a three-car garage and own 1-3 vehicles, all vehicles must be parked in the garage, rather than on the driveway or street.