

Hidden Oaks Newsletter

**CONTACT US AT:
HIDDENOAKSPLACE@YAHOO.COM**

ASSOCIATION ACCOUNT BALANCES

- Account Balances as of 11-17-15
- \$270.49 Checking
- \$13135.10 Account #2 (New sign)
- \$1325.20 Account #1
- \$14730.79 Total

NEXT MEETING

The next Board Meeting is scheduled for Thursday, January 7th at 7:00 p.m. at the Town Hall.

This is the Association Annual Meeting where Directors will be voted in. All residents are allotted a vote.

Please plan to attend!!

Gump Road Widening

The reconstruction of Gump Road has begun. The road will be widened to three lanes from the current two. There will be a sidewalk on the south side of the road from Lima to Coldwater. The entrance to our subdivision will be drastically changed. Our current sign will be removed and will need to be replaced. The Board is looking for suggestions on the new sign. The location for the new sign isn't fully determined at this point. If you are interested in commenting or helping design the new sign, please attend the upcoming Association meetings.

Overnight parking of vehicles is not allowed on our streets per the association covenants! With winter approaching, please keep your vehicles off the streets so that the snow removal equipment can do their job.

Association Directory

Do you have a copy of the current directory? Is your information in the directory correct? The Board does NOT use the directory for anything other than association business. Are you interested in meeting minutes of the past meetings to see what was discussed? Contact the board for copies of any association business. These are YOUR records.



November 2015

2015 Board of Directors	
Rob Green, President	348-1174
Open, Vice President	
Rich Andrews, Secretary	637-6309
Mike Taritas, Treasurer	438-0038
Dean Drews	637-6319
Bill Howard	338-1214
Open	

2015 Committee Members	
Dean Drews, Architectural Chair	637-6319
ARCHITECTURAL	OPEN
ARCHITECTURAL	OPEN
MAINTENANCE CHAIR	OPEN
Rob Green, Maintenance	348-1174
MAINTENANCE	OPEN
SOCIAL CHAIR	OPEN
SOCIAL	OPEN
SOCIAL	OPEN



Leaf Pickup

Huntertown provides free curbside pickup. Rake leaves to your street edge for pickup. Pickup ends **November 25th**.

Huntertown Resource Officer

The new Huntertown Resource Officer is Officer Brandon Reichert. He can be reached for NON-EMERGENCIES at 449-7795. (Please dial 911 for any emergency issues) Please leave a clear and detailed message if he is not in his office and he will return your call. Remember, he does not work seven days a week, so you may not hear from him for several days. You can always call the Allen County Sheriff (260-449-3000) if you need non-emergency assistance and need to talk to an officer right away.

Letter from the President

To the many new residents of the Hidden Oaks Association, I say welcome from all of the current Board members! To those residents who have lived here for any length of time, I say "I am still here as President". If you recall from my newsletter from 2014, I had stated that I was stepping down as President and was looking for another resident to assume the position. At the January 2015 annual meeting, there were no residents in attendance. I therefore remained as President for 2015.

There have been many doings in the association in the past year. One of the biggest accomplishments was that the County finally fixed the drain at the pond and the water has returned to the normal level. I am sure the residents who live around the pond are happy to have their backyards out from under water. We have a working fountain in the pond now too. The previous issues with the aerators have been taken care of. This past spring, we had severe weather roll through. The spring storms did damage to trees and street lights in the subdivision. A fairly uneventful summer was a welcome relief. This fall, we had a street light at the front of the addition run over and destroyed. This incident resulted in a \$1000 repair bill. Finally, the Gump Road project has begun after several years of delays. Construction is due to continue, weather permitting, all winter with completion of the road due in the fall of 2016.

I want to take a moment to again ask for more resident involvement in the association business. As you can see on the front of this newsletter, we have many openings for more help. I am sure there are more events that could be coordinated within the association if we could get more residents involved. Please consider getting involved. This is your association. The time commitment is not very great.

I hesitate to address this next issue but as President, I feel I must. Dues collection has been a major issue this year. To date, we have seven lots with unpaid dues for 2015. That is over \$800 we do not have to spend on our bills. These residents have received at least three notices without responding. As much as I do not want to do this, I feel I must. The 2016 dues notices will be going out shortly. The seven residents who have not paid dues for 2015 will receive the 2015 dues, the assessed late fee and the 2016 dues. If we do not receive payment by the due date, the association may be forced to take these residents to Small Claims Court. This is a very drastic step and one I certainly do not want to take. But payment is required and I have a fiscal responsibility to all sixty-six residents of the association. For the association to file in Small Claims Court, we must have legal representation. This will cost the association even more money. Per our Covenants, we can recover these costs if we receive a positive judgment. Therefore, the resident will owe two years dues, late fees and legal fees. In addition, voting rights for these seven residents may be suspended, also per covenants. I do not like taking this step but feel we must to remain fiscally sound.

The seven residents in question will receive their dues letter in a certified letter so that we are 100% certain that they receive it. If we do not receive the payment in a timely manner, the above steps may be taken. The Board is trying to do everything to keep dues as low as possible, but an increase in dues may be required. We do not take increasing dues lightly.

I hope that any action by the Board is not necessary. If any resident is having issues with paying dues, as stated in the letter that was sent to them by me, we will work with them. But zero response to multiple requests is not acceptable.

Rob Green
President

Architectural Approval

If you are not sure....please ask. Building an addition to your home, putting up a wooden playground for the kids or installing a fence.? These are just a few of the items that require architectural approval before you get started. Please send all architectural requests to:

Hidden Oaks Place, Architectural Committee, PO Box 194, Huntertown, IN 46748