



WINTER NEWSLETTER 2018

HOA FINANCIALS

2019 BUDGET

Both the operating and capital budgets were approved for 2019 (subject to further review of the Capital Budget by January 15th). [Click here to view budgets.](#)

HOMEOWNER POLL

[Click here to fill out a survey on your Capital Improvement priorities.](#)

COMMUNITY VISION COMMITTEE

The purpose of the committee is to brainstorm ideas and make suggestions to the Board to help improve the overall aesthetics of Hidden Creek as a whole. We are looking for five homeowners from the Georgetowns and the Townhomes to volunteer. Please send ASRL an email if interested, more information will be provided at 12.28 Board Meeting.

BUILDING MAINTENANCE UPDATES

- New roof on Building 33.
- New sidewalk between Buildings 3 and 4.
- New Drywell and French Drain behind Building 3.
- Four landings in Georgetowns were replaced.
- Mulch completed in the Townhome area.
- Gutters cleaned.
- Installed covers on all hose bibbs and spigots.
- Tennis courts closed for the season.
- Ambush dumpster repairs are underway, while enclosures to the dumpsters on Aspen Drive and Willow Creek are soon to be installed.
- Heat tape has been inspected and has been turned on throughout the complex.
- Facade stone replacement has begun and will continue in the Spring of 2019.
- Altitude Snow Removal is ready for snow with all the snowplow guides in place. *Please note: Parking rules will be strictly enforced this winter season with PC Towing.*

MAINTENANCE STAFF CHANGE

Dan Vinke is no longer the maintenance supervisor for Hidden Creek. ASRL will be hiring a new maintenance supervisor and an additional maintenance staff member who will focus his energies on Hidden Creek.

PREPARING FOR WINTER

HEAT IN UNITS

Each unit owner is responsible for maintaining the temperature in all parts of their unit at a temperature sufficient to protect against freezing pipes and subsequent water damage.

1. Note: Safe temperatures in units require setting the heating thermostat considerably higher than 32F degrees in order to maintain temperatures high enough to protect pipes during prolonged cold and sub-zero temperatures.
2. It is recommended that, on a 24 hour a day basis, a minimum temperature of 65F degrees be maintained at all times and that higher temperatures must be maintained during prolonged cold periods. The unit owner is responsible for adequate thermostat temperature settings and for maintaining safe temperature in the unit.

CHIMNEY CLEANING AND INSPECTION

According to our rules and regulations, wood burning fireplaces are required to have yearly chimney cleaning and inspection. Gas fireplaces are required to be cleaned and inspection every five years. Reports are to be submitted to the Management Company (ARSL). If an owner fails to have the work performed, the Association will have the chimney serviced (and repaired if needed) at the owner's expense.

Summit County Health Dept. will be administering a program to allow moderate to low income families to switch wood burning fire places to gas fireplaces. For more information, please contact: <https://summitcountyhealth.org/public-announcements/epa-air-quality-grant-2018/>

ONLINE RESOURCES AND ADDITIONAL INFORMATION

[Please click here to view the updated governing documents.](#)

- Rules and Regulations
- Remodel Agreement
- Pet Registration

All pets must be registered before they are brought on property. Any owner found in violation of allowing dogs on property without registration will be fined. Pets must have collar tags attached when they are found outside. Please send pet registration form to ASRL.

- Hidden Creek Remodel Standards
 - Deck
 - Window
 - Storm/Screen Door specifications

RECYCLING

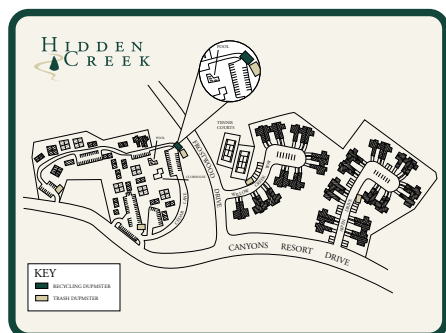
Please remember to break down boxes

Glass and plastic bags are not recyclable in the Hidden Creek recycle dumpsters

Recycle Utah, 1951 Woodbine Way (435) 649-9698, will accept glass for recycling

Plastic bags can be recycled at many grocery stores i.e Smiths, Wal-Mart, etc.

New signs will be placed on dumpsters indicating where community recycling is located



AFTER HOURS EMERGENCY PROTOCOL:

For the time being please contact ASRL Guest Care at 435.655.0366

BOARD ELECTION RESULTS

After the 2018 Annual Board Meeting a new Board was elected.

BOARD IS:

Lisa Graveline, President
Leanne Miller, Vice President
Patsy Blake, Secretary
Shana Schifer, Treasurer
Dan Mitrovich

Welcome new Board Member-Shana Schifer. Shana believes we all need to work together as a community to have success. I want to help protect everyone's investments while encouraging continued property enhancements and renovations. We need to keep trying to make our neighborhood beautiful!

Thank you Guy Rawson for the many years of service on the Board.

NEXT HOA BOARD MEETING

Friday, December, 28th, 12 Noon (MST), at All Seasons Resort Lodging conference room.
Conference Call-In Information: 712-775-7031 Access Code: 624352
Refreshments will be served.

QUESTIONS OR COMMENTS?

Gina Covino, HOA Coordinator (800) 395-8639 or gcovino@asrlodging.com