



# SPRING 2021 NEWSLETTER

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## MESSAGE FROM THE PRESIDENT

After a strange and stressful year, everyone is taking a deep breath and welcoming Spring 2021! The Board is excited to finish some uncompleted projects and begin the updating and maintenance of buildings in the Hidden Creek community. We welcome the many new homeowners to Hidden Creek and encourage your input and involvement. Please take a moment to read the Spring Newsletter, participate in Association meetings, read the monthly board meeting minutes to stay informed and, if possible, volunteer to serve on HOA committees.

We understand there are a lot of changes, which are motivated by the Board’s desire to move the community forward and protect our home values. As a Board, we continue to do our best to be transparent, accountable, engaged, and accessible to our fellow homeowners. The Board asks for your patience as we work with All Seasons HOA Management (ASHM) to address community concerns related to parking, unapproved renovations, personal storage issues, and pet violations to call out a few.

Please familiarize yourself with the public HOA Dashboard as the Association’s rules and regulations, annual budgets, minutes, various registrations, and remodel applications are all accessible. Utilize your individual homeowner portal to communicate concerns directly with ASHM related to maintenance, billing, or violations.

The Board appreciates everyone’s support, and we are confident these efforts will result in remarkable improvement to our already amazing community!

**Carri Moentmann, President**

## NEW BOARD OF DIRECTORS

**Carri Moentmann**, President

**Devon Patterson**, Treasurer

**Michael Bradley**, Vice President

**Guy Rawson**, Board Member at Large

**Lisa Graveline**, Secretary

### Board Meetings

Monthly meetings are held on the **3rd Thursday of each month at 3 PM Mountain Time**. Please watch for emails with updated Zoom links.

### Legal Name for Hidden Creek

Hidden Creek at the Canyons Owners Association

## J2

Exterior building renderings were created and reviewed by the Hidden Creek Board. J2 was on site walking the property with two contractors, ClearCut and MultiM, for bids. The Board is awaiting formal bids from the contractors with plans to interview and select a contractor in May. Materials and color selections are currently being decided. The Association is still on track to complete the first four buildings this summer (Buildings 11, 17, 32 and 38). The work will include new roofing systems, insulation, ventilation, siding and gutters.

## GOVERNING DOCUMENT REWRITE / AD HOC COMMITTEE

In February, the Board established an Ad Hoc Rewrite Committee to assist the Board with the process of revising the Association's 40+ year old governing documents. The committee is made up of the following homeowners: Carri Moentmann (Board Liaison), Katie Broadbent (Co-Chair), Tim Knecht (Co-Chair), Kristi Wilson, Georgene Vairo, Judy Sampaio, Thomas Eastwick, and David Knecht.

The Rewrite Committee and the Board have completed their initial review and have submitted the questionnaire provided by HOA legal counsel, Miller Harrison. Miller Harrison will provide a 1st draft of documents from the questionnaire and plan to meet on **April 27, 2021** to begin to begin the review of the draft documents and to answer questions.

## ARC PROCESS / MORATORIUM / SCHEDULE

The moratorium is over, and the ARC is preparing for the next meeting on **May 3, 2021**. The new application is available on the dashboard. [CLICK HERE to access this document.](#)

Applications are **due on the 15th of each month**. Please make sure to include all required documents to keep your application moving through the process.

The ARC will review all completed applications and make recommendations to the Board. Please note that no work may begin on your unit until you have written approval from the Board and Summit County permit.

## FINANCE COMMITTEE

**The Board is still looking for volunteers to join the Finance Committee!** Please send a brief CV/Resume to Amy Short via email at [ashort@allseasonshoa.com](mailto:ashort@allseasonshoa.com). The committee is focusing on looking into loan options, as well as ways to reduce the cost to the community as a whole. The Finance Committee had it's first official meeting on **April 20, 2021**.

## LANDSCAPE COMMITTEE

Hidden Creek Landscape Committee was established **April 2021**. Cathy Andrews, Amy Blue, Michael Bradley, Brad Graveline, Patty Harwood, and Steve McBride will be assisting the Board of Directors to meet Hidden Creek's immediate landscape needs while also establishing a comprehensive Landscape Master Plan to improve the aesthetics of our community. Emphasis will be placed on preserving our trees and mountain landscape with the addition of native water-friendly ornamental grasses, foliage, and mulch, etc.

Hidden Creek will be required to establish a multi-year staged execution plan with the objective to reduce large grass areas, conserve water (rising water costs), and reduce long-term maintenance costs while accentuating one of Hidden Creek's greatest assets.

## ASSESSMENT

Thank you, homeowners, for your payments! Only a handful of owners are delinquent. **Late Fees and interest are being assessed to delinquent accounts.**

The upcoming projects funded by the assessment will add tremendous value to the community.

## USEFUL LINKS

[HOA Financials »](#)

[Board Status Update »](#)

[New Homeowner Registration Form »](#)

[Hot Tub Standards »](#)

[2021 Certificate of Insurance \(COI\) »](#)

[Rules and Regulations »](#)

[ARC Application »](#)

[Zoom Login Instructions »](#)

[Buildium \(HOA Owner Portal\) »](#)

[HOA Owner Dashboard \(Public Documents\) »](#)

## VIOLATIONS

Community-wide enforcement has begun related to the [Association's Rules and Regulations](#), with ASHM making daily and weekly sweeps through the community. A warning violation will first be issued related to any specific type of violation and continued violations of the same type will escalate to fines, in accordance with the Rules and Regulations. The purpose of these sweeps and violations are to gain compliance and improve the aesthetics and uniformity of the community.

Please contact Amy Short if you have a question regarding a violation or need information in order to resolve a violation.

If homeowners see a violation, please [log in to your portal](#) to alert ASHM.

## NEIGHBORHOOD MIXED USE ZONING / MASTER PLANNED DEVELOPMENT (NMU / MPD)

Development surrounding Hidden Creek is currently restricted by the Canyons Village SPA (Specially Planned Area). The SPA has certain restrictions on all or some of the areas surrounding Hidden Creek. Summit County is considering a proposal whereby the NMU (Neighborhood Mixed Use) zoning district, if passed, will open the door for the MPD (Master Planned Development), in which if this too is passed, will supersede the SPA. The entirety of Hidden Creek will be located within the NMU/MPD rezoning district.

While developers will need to seek approval from the County to develop areas within the NMU, the intent of the rezoning is to encourage development and streamline approvals of uses such as:

- Dwelling Unit, Multi-Family
- Recycling Facilities, Class I
- Solar Array, Minor
- Telecommunication Facilities, Co-location
- Major Trailhead Parking (up to 10 spaces)
- Minor Trailhead Parking (fewer than 10 spaces)
- Offices, General
- Building and Maintenance Services
- Hotel, Motel, or Inn
- Park and Ride Lot
- Parking Lot, Commercial

The NMU district would give developers latitude to argue to the County that things like parking lots, recycling facilities, hotels, or condos are “consistent with the uses” of Hidden Creek. It is imperative we stay abreast of what could potentially affect our community. The more we band together and express our concerns to our Council members, the better we stand in protecting our community and our property values.

If you would like to send your concerns to our Summit County Council members, please use the link provided to email all five Council members: [countycouncil@summitcounty.org](mailto:countycouncil@summitcounty.org)

## MAINTENANCE UPDATES

### Lakeview Retaining Wall and Drain

Work began **April 19, 2021** and is moving along well. Some parking spaces closest to Cedar Lane, in the Lakeview Parking lot only, will be unavailable for staging and access to the area. Cedar Lane will be closed as a loop, but access to all parking will still be available (with the exception of the aforementioned). **Completion of the retaining wall is expected by the end of April.**

### Asphalt

This project is scheduled to start **May 10, 2021**. The project will take approximately 3-4 weeks to complete. The scope of work will include a sealcoat of Willow Creek Way and Aspen Drive in the Townhome area and complete excavation and repaving of all roads and parking lots in the Georgetown area.

All Seasons HOA Management (ASHM) will send out notices for parking availability with locations and dates. It will be imperative to the success, and timing of this project, to have patience and compliance with parking.

### Sewer Lines

The lateral sewer lines on Cedar Lane will be scoped and inspected prior to the asphalt work. A sewer line repair is slated to begin this month on Willow Creek Way. All impacted homeowners will be notified prior to the start of repair work.

## COMMUNITY DIRECTORY

The Board is interested in improving the sense of community and better leveraging of homeowner resources available for the betterment of our community. While homeowners can opt-out of participating in the directory we believe it fosters and establishes a better sense of community and use of the community's network.

Please email Amy Short at [ashort@allseasonshoa.com](mailto:ashort@allseasonshoa.com) or Steve McBride at [vmaxcal@gmail.com](mailto:vmaxcal@gmail.com) and they will send you a link to add your information to the Google Doc.

## DOG REGISTRATION

All homeowners and tenants' dogs must be registered with ASHM. **[CLICK HERE to access the form.](#)**

Owners are limited to one dog per unit, unless written permission is received from the Board.

Please email completed forms to [ashort@allseasonshoa.com](mailto:ashort@allseasonshoa.com)



## PARKING PLACARDS & OVERSIZED VEHICLES

Given the construction that is already underway, particular attention will be made on insuring parking passes are displayed. If you intend on not being on property for an extended period of time, please contact ASHM to discuss details so residents displaced from Lakeview, Aspen Drive, or Willow Creek Way have needed parking as construction evolves.

- If you have any questions on obtaining a parking placard, [CLICK HERE](#).
- To view the parking requirements, located in the Rules & Regulations, [CLICK HERE](#).

Please note that **oversized vehicles are NOT permitted to be parked on Hidden Creek property.**

Parking passes MUST be utilized.

Replacement placards cost \$50 and take 48-72 hours before they are ready for pick-up, so as owners, you may want to **STRESS** how **IMPORTANT** it is to charge fees and make sure they are returned or left in the unit.

## AFTER HOURS EMERGENCY PROTOCOL

In the event of a true emergency (such as a life safety accident or fire) please call 911 or the Summit County Sheriff's office at (435) 615-3600.

In the event of a flood/leak (including buildings and irrigation), please call our hotline at **(435) 655-0366** and relay detailed information (name, unit number, contact info, location, and severity of reported issue).

## QUESTIONS OR COMMENTS?

Contact Amy Short,  
HOA Administrator

(435) 575-0427 or  
[ashort@allseasonshoa.com](mailto:ashort@allseasonshoa.com)

## COMMUNITY AMENITIES

### Tennis Courts

Wind screens and nets will be installed by the end of April, weather dependent.

### Pool

The pool will be open for the season Memorial Day Weekend (Fri, May 28, 2021), weather permitting.

Hours of Operation 9 AM - 10 PM.

NO Lifeguard will be on duty.

### Amenities Code

The Amenities Code is updated monthly. It is emailed to you on the first business day of each month. You can also find it on the "Announcement" section of the HOA portal.