



Hidden Grove / Green Valley  
Homeowners Association

***“Our mission is to provide for the safety of our residents,  
maintain the common property and protect our home values.”***

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## **Accomplishments of 2017**

2017 was another great year for the HGGV HOA! The achievements include:

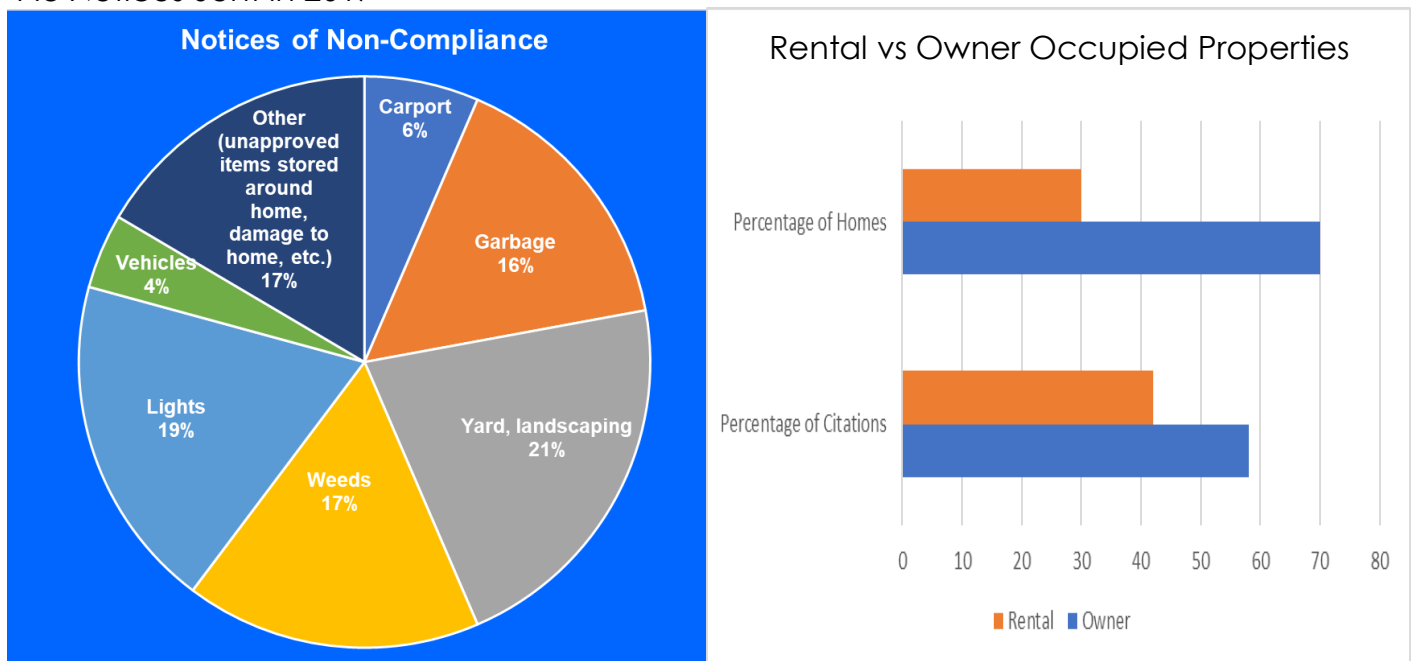
1. Transfers to the reserve account totaled \$ 36,000.00.
  - In 2016 \$39,000.00 was transferred to account
  - In 2015 \$31,500.00 was transferred to account
  - In 2014 \$31,500.00 was transferred to account
  - In 2013, \$36,000.00 was transferred to account
  - In 2012, \$ 26,000 was transferred to account
  - In 2011, \$ 9,443 was transferred to account
  - In 2010, \$23,465 was debited from account (crack sealed streets for \$25,806) so, approximately \$2,341 was transferred to account
  - In 2009. \$ 8,303 was transferred to account
2. The Association now has 3 CDs which are earning much more interest than our money market.
3. The Association came in over \$8,965 OVER budget on Net INCOME.
4. Our governing documents (By-Laws, CC&Rs and Rules and Regulations) were approved by Lot owners and were recorded with Jackson County.
5. Another great year for the pool. No vandalism, however all the smoke seemed to affect our chemicals and we had several algae blooms.
6. The HOA hired to help for pool season, and they did an awesome job and provided much needed relief to the manager by opening and closing on weekends and closing the pool 2 weeknights.
7. The clubhouse enclosure project was completed and seemed to keep people who do not live here off the clubhouse grounds and especially the pool.
8. The board installed 4 more cameras around the clubhouse in order to have increased security for the clubhouse and common area.
9. The Board of Directors made the decision to begin placing responsibility for adherence to the CC&Rs on the Lot owners of the rental properties. The Board instructed the HOA manager to no longer send letters to the tenants of rental properties, rather the Lot owner only.
10. The Board also sent all Lot owners of rental properties a “Written Authority” form. This form stated that the Lot owners understand and accept that if their tenants misuse any of the HOA amenities or cause any damage to the HOA common property, the Lot owner will be responsible to the HOA. The HOA only grants access to common areas such as the clubhouse, pool, playground, RV storage area and storage unit area to tenants whose landlords or authorized agents have signed the Written Authority form.

## Goals for 2018

- As always one of the main challenges will be funding the reserve account so that the Board can pay for scheduled repairs and maintenance of common elements along with emergency or unforeseen repairs.
- Control of monthly operating costs and strict adherence to the approved budget. As we continue to follow and adhere to a budget, the Board is more able to accurately predict income and expenses.
- Enforcement of the CC&Rs – always a challenge since we continuously have people moving in and out of the subdivision. It's one of the manager's main responsibilities and allows her to be in close contact with homeowners to find out what needs to change as well as what needs to be done to ensure all residents are in compliance with our CC&Rs, Rules and Regulations, and Board Resolutions. The main goal is to make our neighborhood a safer and nicer place to live.
- The HOA will always aggressively seek payment of homeowner dues and limit losses to every extent possible.
- The HOA hopes Tina will want to continue as a helper for the pool in the summer of 2018.
- It looks like some of our amenities will be in need of repair this year. The funds should come from our reserve accounts.
  - Several sidewalk and gutters around the HOA need repair. The Board of Directors will put together a committee to figure out the best way to get this project completed. Some of the expense will be paid for by the HOA and some will be paid for by the Lot owner of the damaged sidewalk.

### 2017 Non-Compliance Statistics.

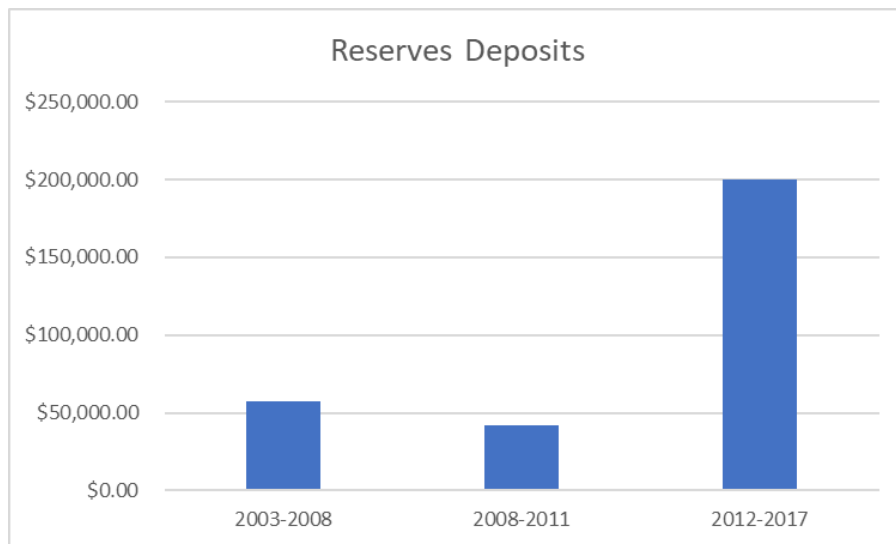
448 Notices Sent in 2017



## Accomplishments throughout the years

It is also beneficial to look at the positive trends for the HOA over the past several years. These include:

- More aggressive Reserves savings. In 2012, the Board of Directors moved that the HOA needed to aggressively put money into reserves in order to avoid any special assessments for repair or replacement of the HOA amenities.
  - Since then, \$200,000.00 has been put into reserves by the HOA.
  - From 2008-2011, the first three years the HOA managed itself, approximately \$42,000.00 had been placed into reserves.
  - Prior to the HOA managing itself, when we were managed by Commercial Property Management, approximately \$57,500 was deposited into reserves.



- Water system turned over to city
  - This provided for a large savings to the HOA in that we no longer need to read each Lot's meter, the HOA will no longer be responsible for any major repairs)
- Storm drains turned over to city
  - Again, the HOA will no longer have to pay for any repairs to the storm drains. Before they were turned over to the city, we had to repair a storm drain that was blocked, the cost to the HOA was \$3600.00 and had to be done on an emergency basis)
- Fire lane maintenance turned over to city.
  - The city should have always been responsible for the fire lane maintenance by statute
- Street Sweeping turned over to city
- Reserve Study done and reviewed annually (attached)
  - This helps the Board of Directors more accurately predict and plan for large expenses
- Streets have been resurfaced, and the board has created a schedule that, if the HOA sticks to it will extend the life of our streets.
- Resurfaced Basketball Courts