

HIDDEN VALLEY VILLAGE NEWS

July 2015

The Hidden Valley Village Website -- <http://HVVcondos.com>

Hello, HVV Owners,

Remember for additional details please read the Board Meeting Minutes, draft & approved, which are posted on the HVV website.

All owners should have received notice by USPS mail and email, if your current email address is on file with the office, regarding the **commencement of Phase 1 of the Parking Lot** [lower] reconstruction project. We all know there will be disruption, more for some units than others, for the three weeks or so that the work is underway. This is a project that has been a necessity for a long while, but has been out of reach due to lack of funding. Phase 1 work will be done without a Special Assessment of owners. Final financing of Phase 2 [upper] is not completely determined at this time. Phase 2 is expected to be completed in 2016.

As a result of findings in the state required and **recently completed Reserve Study**, the Board has been able to proceed with the parking lot. An electronic version of the study is available for owners.

The Reserve Study was delivered to the HVVOA Board of Directors a few days prior to the 20 June 2015 Board of Directors meeting which occurred at Hidden Valley Village. Overall, the condition of our HVV complex is good. This indicates that your Board of Directors concerted efforts over the past several years to have required maintenance and rehabilitation performed in a timely manner is meeting with success.

Proposed New Governing Documents

Have you returned the ballot that owners received along with copies of the proposed new documents? If not, please do so at your soonest opportunity. As of 17 July, 53 of 84 [63%] votes have been received. Your cooperation is requested and appreciated.

Recall that this task was undertaken in response to a variety of state mandated changes and requirements. It is now planned that the ballots will be opened and the votes counted, by impartial third parties, at the General Owners meeting in November 2015.

Every owner will be more secure in their investment in HVV with coordinated, comprehensive governing documents. Lender requirements for current, comprehensive Articles of Incorporation, CC&R, and By-Laws for re-financing or purchases will be readily satisfied.

Without complete and total participation of the Owners, our Association will be at a distinct disadvantage. With 84 units, no one will be completely happy with every item included in the proposed documents. Compromise is required from everyone. If you have not returned your ballot because you have particular questions or issues, please contact the Board Secretary and chairperson of the Board's Documents Study Group, Ruthie Wheeler by phone at 760.500.0740 or by email ruthewheeler@yahoo.com

Exterior Painting

The Board accepted a bid for exterior repainting of Buildings C, J, & F which will be scheduled this summer.

Pool Deck & fence

The Board has requested bids for replacement of the pool area deck and code required fence modifications. It is anticipated that this work will be done before the weather changes.

New exterior building signs

If you've been able to visit HVV lately you will have seen the new exterior building signs. They clearly show the letter of the buildings, the units numbers therein and which units are on the upper & lower levels. Thanks to several past and present Board Members for spending extra time to manage this task from idea to completion; and to Manager Matt & Assistant Manager Ryan for the installation.

Pool & spa wet area mats

The Board has ordered mats for various locations around the pool & spa bathrooms & changing areas to minimize chances of slipping.

REMINDER: NOTIFY THE OFFICE

Owners are reminded to notify the Managers of their arrivals & departures, as well as that of any guests. Please provide the guest's name and a contact phone number in case the office needs to contact the persons occupying your unit. It is advisable to confirm telephone contact with a follow-up email to the Managers. Reservation services typically notify the Managers of the arrival of incoming guests.

This courtesy is requested for owner's security; so that the Managers know which units are supposed to be occupied.

Tony Cole, President,
Board of Directors
Hidden Valley Village Owners Association