

Visit Hidden Oak's Web site for up-to-date information: <http://www.hiddenoakscondoassociation.com/>

Board meeting update

New officers were elected for the 2012 Board of Directors of the Hidden Oaks Homeowners Association (HOA) at the June 2 Annual Homeowners Meeting.

In other business, amendments were updated to reflect previous bylaw changes:

- No window signs allowed. No rental or other sign should be seen by public view. There is a place on the HOA website to post signage.
- No flood insurance provided. If homeowners want flood insurance, they will have to purchase their own policy.
- No professional management company. Two on-site homeowners are the property managers.

2012 Board of Directors

President: Maurice Sutton,
lynmo@sbcglobal.net

Vice President: Paul Kuehlem

Secretary: Sue Borders

Treasurer: Johnson & Cate, accountants
Board Members and Co-Onsite Managers
Phyllis Ridgway
Brenda Crabtree

The next Homeowner Association meeting is set for Nov. 10, 2012, at 11:00 a.m. at the Hidden Oaks Office.

We're on the Web!

The Hidden Oaks web site includes declarations for current homeowner association information. The homeowner's access code will be distributed with the July monthly statement from Johnson & Cate.

Visit us at:

<http://www.hiddenoakscondoassociation.com/>



NEW Plants
Ixora is an ever-green that grows in subtropical climates in the US. It is known as **West Indian Jasmine**. In tropical areas, they bloom year round.

Hidden Oaks Renovations

There have been many renovations around Hidden Oaks, including new gutters, sprinkler system repair, pool deck repair, new sod, new roof, and new plants (ixora).

New doors and windows also have been installed in some units.

Parking manners

Parking rules at Hidden Oaks apply to all units.

There should be no abandoned vehicles.

- **A one-bedroom unit has one parking space.**
- **A two-bedroom unit has two parking spaces.**

These spaces are assigned and can be found on the curbs of the parking lot. Please park vehicles in their designated spaces. If units have a property manager, please give Phyllis Ridgeway their contact information.

In addition, vehicles, boats or trailers that are not street legal should not be left in any parking spot at Hidden Oaks.

Window and door replacements require work order

New doors and windows have been installed in some units. Co-property manager, Phyllis Ridgway said the expenses involved with the replacement cost would be split between the property owner and the Homeowner Association. Owners can opt for all new windows or select that some of their windows to be replaced.

If homeowners who want to upgrade their windows (at half the cost of materials and labor), please contact Phyllis Ridgway at ridgways1491@cobridge.tv or Brenda Crabtree at bren4texas@yahoo.com. Homeowners also can submit a work order

for window installation to Johnson & Cate to take advantage of this opportunity. At this time, the replacements are on hold until the next budget year.

Homeowners can request maintenance for problems in the commons areas by submitting a work order to Johnson and Cate at njohnson12@gmail.com. If the maintenance is an emergency, please contact Phyllis or Brenda immediately.

FYI

Here is **contact information** for Hidden Oaks:

Emergency, call 911 immediately.

If a work order is critical, contact Phyllis Ridgway, ridgways1491@cobridge.tv, or Brenda Crabtree at bren4texas@yahoo.com. Owner must fill out a work order and submit it to Johnson & Cate ASAP.

Accounting questions, by-laws, or disclosure relating to the sale of a condo unit, contact Johnson & Cate.

For HOA insurance questions, call Tara Burns at Farmers Insurance (361) 779-0295.

For cable problems, call Time Warner Cable® Rockport Texas at 1-855-268-7123.



Pet waste is litter. Pet litter is full of bacteria, parasites and other harmful organisms. Improperly disposed of pet waste washes into local water systems, impacting us all. Please pick up after your pet, it's the law. The Hidden Oaks condo declaration notes that "it shall be the absolute duty and responsibility of each unit Owner to clean up after animals which have used any portion of the common" area.

If you have a suggestion for the Hidden Oaks Condo Newsletter, contact Marilyn Kuehlem at mmkscribe@aol.com.