

The Mainstream

HIDDENBROOK HOMES ASSOCIATION

JANUARY/FEBRUARY 2010

Let's Update the Contractor Referral List

Hiddenbrook has a contractor referral list on file, but it's gotten out of date. If you have a contractor or other type of worker you'd like to recommend to your neighbors, please send the information to Hiddenbrook_homes@hotmail.com; Hiddenbrook HOA, PO Box 582, Herndon, VA 20172; or drop it into the Hiddenbrook office mail slot.

Please provide the name, address, phone number, email, web site, contact name, etc. (or as much of this information as you have) of the company or person who completed the work for you. State what type of work was done and briefly why you're making the recommendation.

Contact Lisa at Hiddenbrook_homes@hotmail.com or 703-318-7159 to get a copy of the list.

2010 Budgets for HOA and Swim & Tennis

Hiddenbrook homeowners received their annual dues notice in December and should have submitted payment already (please see the box at the top, right column if you haven't). The annual dues notice for swim and tennis members will be mailed in February.

The 2010 HOA dues are \$135, up \$10 from 2009. Homeowners probably noticed that the bill had two parts: \$101.65 for operating (day-to-day) expenses and \$33.35 to fund the community's

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2010 Homeowner Dues not yet paid are now past due. A \$10 late fee has been added to all delinquent invoices making the total due \$145. Please check that your payment has been made or call the Hiddenbrook office at (703) 318-7159.

To avoid additional collection fees, payment should be sent immediately to Hiddenbrook HOA, PO Box 582, Herndon, VA 20172 or deposited into the Hiddenbrook office mail slot on the clubhouse doors.

Hiddenbrook's Annual Homeowners Meeting is scheduled for Tuesday, Jan. 19, 2010.

Please join us for a quick update on your community.

Please check out www.hiddenbrookhomes.org for neighborhood, pool and ACC information. It features the 2010 budget and *Mainstream* archives.

Hiddenbrook Homes Association

Board of Directors—3rd Tuesday of the month, 7:30pm

Officers will be determined at the January board meeting

Treasurer/Sec	Pat Diehl	703-810-1008
Directors	Bryan Schulke	703-318-2142
	Jeff Schaffner	
	Chaz Holland	
	Charles Roswell	



Hiddenbrook Board of Directors Meeting Minutes

Committee Chairpersons

ACC	Jonathan Saunders	703-318-7159
Nbhd. Watch	Nancy Fehrle Gadd	703-435-8048
Pool	Kathy Briggs	703-318-7159
Social	Vacant	
Tennis	Sheri Fairchild	703-707-0724

Club Chairpersons

Swim Team Rep.	Leslie Petty	703-450-4372
Swim Team Pres.	Marcel VanViersson	703-404-0011
Swim Team VP	Martha Marino	703-796-6862

Committee Members

ACC: Kimberly Hartsoe, Julie Green, Carl Koteff, Jeanne Little, Hugh Masters, Loren Sadlack, Joan Koss, Pam Spencer, Kendra Green.

ACC meets 2nd Tuesday of the month, 7pm.

Neighborhood Watch: Steve Dyer

Pool: Nancy Fehrle Gadd and Sheri Fairchild

Tennis: Richard Goulet and David Shupp

Social: Dale Robinson, Jeanne Clark and Risa Mayan
Please contact the relevant committee Chairperson, any of the five Board Members or the business office with concerns or issues you wish to discuss.

Website: www.hiddenbrookhomes.org

Office/Facilities Manager: Lisa Cullen
email: hiddenbrook_homes@hotmail.com

Newsletter editor: Stephanie McClellan
email: hiddenbrook_homes@hotmail.com

Hiddenbrook HOA

PO Box 582, Herndon, VA 20172

Office Hours:

Tuesday, Wednesday and Thursday

9:30 a.m. to 12:00 p.m.

Office phone/fax: (703) 318-7159

Seasonal pool phone: (703) 437-9736

The following are condensed minutes from the November and December 2009 Board meetings. Budget and expense reports for homeowners and swim and tennis members are always available in the Hiddenbrook office.

- Auditor Kathy Beck gave the board an update on the audit for 2006-08 that's in progress. She said our Quickbooks accounts are in good order and gave recommendations for improvement.

- The board members agreed that the 2010 budget can accommodate paying for mowing/mulching/weeding services. In the past the HOA has relied on volunteers and part-time, temporary workers to completed the mowing. This has proven to be difficult to manage and unreliable. Bids have been received and a vendor will be chosen at the January meeting.

- Board members reviewed the proposed 2010 budget line by line. Dues will be increased to provide \$2,000 to create a S&T operating reserve fund for unanticipated expenses. The proposed HOA dues will be \$135, an increase of \$10 over 2009.

- Charles Roswell has agreed to attend the public meeting regarding the Powells Tavern Traffic Study initiated by Hastings Hunt neighborhood.

- By email vote after the meeting, the board members unanimously voted to appoint Chaz Holland and Jeff Schaffner to the board for three-year terms expiring 12-31-2012.

- The board also email voted to accept Dansk pest control's bid to provide services for the clubhouse and to set the 2010 dues at \$135.

- The 2010 budget was amended to raise the S&T dues from \$425/year to \$440/year to establish the operating reserve fund and because of much

higher than anticipated chemicals costs for 2009. Swim team will receive \$1,500 from the board. The budget was approved as amended.

The next Board of Directors meeting dates are Tuesday, Jan. 19 and Tuesday, Feb. 16, both at 7:30pm.

Architectural Control Committee

The ACC meets the second Tuesday of each month. Applications from homeowners for changes to their house or property must be received no later than the Friday before the meeting. **Next meeting dates are Tuesday, Feb. 9 and March 9.**

The ACC recently has had new members get involved, but if you'd like to join it's not too late. The group meets only once per month, so please consider making a contribution to your community.

Copies of the guidelines and application forms can be obtained through the Hiddenbrook office or website: hiddenbrookhomes.org. Please note that applications must be mailed to PO Box 582, Herndon, VA 20170 or emailed to: hiddenbrook_homes@hotmail.com.



No Slippery Sidewalks Please!

It is important that residents keep their sidewalks clear of snow and ice. On the few occasions when there is a snowfall that requires shoveling your driveway, please take the time to clear the sidewalk in front of your home for the safety of your neighbors and schoolchildren.

Also, please consider moving your vehicles from the road into your driveway when the snow-plow will need to clean the streets. The plow operators can clear more of the roadway and get closer to the curb if cars are not parked in the street.

Are you behind in your mortgage payments? Afraid you will be soon? Let us help!

Reston Interfaith, a social services organization celebrating 40 years serving northwestern Fairfax County, now offers FREE foreclosure mitigation and prevention services. Our certified counselors will meet with you to review your loan documents, understand your financial history and circumstances, explain options, and follow up with you based on strategy you select for your situation. Don't wait until it's too late!

Contact the Housing Counseling Program:

Martin Rios, Housing Counselor
11150 Sunset Hills Rd., Suite 210
Reston, VA 20190
571-323-1438
Fax: 571-323-9554
www.restoninterfaith.org

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capital reserves (like a savings account). The board has listed the bill in two parts at the advice of our auditor to comply with tax regulations.

The swim and tennis dues will rise to \$440, up from \$425 in 2009. “In these lean economic times, the Board would like to explain to Swim and Tennis Club members the reasons which caused the rise in dues,” HOA Treasurer Patrick Diehl said. “First, the cost of chemicals used in maintenance for 2009 rose dramatically from the previous year and this development had not been foreseen. Second, we also encountered some major, unexpected repairs in 2009. In drawing up the 2010 budget, the Board felt it necessary to allow sufficient funds for these factors.”

Swim and tennis members will see their annual bills broken into two parts, like the HOA dues notice: operating expenses and capital reserve funding.

Do You Have New Year's Resolutions for Your House?

With the start of the new year, many of you may have plans for your house and yard and the Architectural Control Committee (ACC) would like to remind you of several of our covenants and guidelines before you act.

1) All new structures (fences, walls, antennas, etc.) or exterior additions require approval from the ACC.

2) Any tree (over four inches in diameter at two feet above the ground level) should not be removed without prior ACC consent.

3) Trees, hedges and shrubs should not extend beyond the inner edge of the sidewalk and should have a clearance of seven feet or more.

4) Trees, hedges and shrubs may not restrict sight lines for traffic.

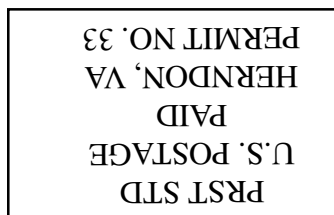
5) Storm doors, entrance doors, garage doors, shutters and window casing trim color changes must be submitted to the ACC for approval.

The ACC meets the second Tuesday of each month and reviews applications. So for planning purposes, submit your applications now so you will have approval when the warmer months arrive and can tackle your home projects.

A complete list of the Hiddenbrook ACC covenants and guidelines can be found at

http://hiddenbrookhomes.org/About_Us.php

If you have any questions on the ACC covenants and guidelines, please send your question to Hiddenbrook_homes@hotmail.com



RETURN SERVICE REQUESTED

Hiddenbrook Homes Association
PO Box 582
Herndon, VA 20172