



HIDDEN LAKE ANNUAL NEWSLETTER

Annual Meeting details:

Date/Time: Thursday, June 12, 2025 at 6:00 pm

Location: Palm Harbor High - Teachers Auditorium

We hope you will attend in person, but if you cannot, please be sure to complete the proxy that is included with this newsletter and give it to a Board Member ASAP or mail in no later than June 5th, 2025.

Also, if you need transportation to the Annual Board Meeting, please call a member of the board and we'll arrange to get you to and from the Meeting.

Bylaw Changes and Open Positions

As we continue to evolve, there are some important **Bylaw Changes** and **Board Openings** we want to highlight:

- **Open Positions – President, Architectural Committee, and Social Committee**

If you're interested in helping guide our community, please consider running for this position.

John Zepp's leadership has been invaluable as we've transitioned multiple Board members and made sense of the existing Bylaws. He has helped guide the Board with conducting our Board in an appropriate manner and has paved the path for us to successfully make recommendations and get resident approval for necessary changes.

- **Bylaw Changes:** Recommendations are being discussed to align our bylaws with Florida and County laws, for example:
 - Simplifying the election process
 - Updating notification procedures (email/website).
 - Construction code, reserves amounts, visibility of property behind fencing, and commercial vehicles in driveways.

Please bring any recommendations for bylaw changes to the annual meeting.

Due Collection notice: Per the bylaws, the board is updating our process for due collection. The HOA will send an initial reminder for any residents who have not paid their dues in a timely manner. After the initial notice, our legal council will take over the collection process at the homeowners expense.

Website Updates

- **Community Calendar:** All upcoming meetings, volunteer days, and events are now listed, so you can stay informed and engaged.
- **Opt in** to receive all HOA notices through email.
- **New Forms Available:**
 - **Architecture Form:** This form is for any requests or concerns that need to be reviewed against our Bylaws and Deed Restrictions.
 - **Resident Approval Request Form:** For any requests from residents or exceptions to the Bylaws and Deed Restrictions.

Make sure you sign up for the website. Please take advantage of these tools to keep our community running smoothly and in accordance with our governing documents.

Volunteer Hours Update

We're pleased to report that our recent **Volunteer in the Park Days** were a great success! Thanks to the efforts of our dedicated residents and volunteer maintenance team, we were able to complete a number of important tasks within our budget saving **THOUSANDS of DOLLARS**:

- **Park Maintenance:** General upkeep of our beautiful community park. This year we updated the mulch in the playground, the basketball hoop, fixed the park bench, tennis court nets and trash receptacles
- **Memorial Garden:** We planted new flowers and plants in memory of Gail Arhangelsky
- **Alderman Entrance:** We made updates to improve the entrance's appearance, with more work planned for the **US19 entrance**.

A big thank you to all who contributed their time and energy to make these projects a success! We couldn't have done it without you.

Waste Management – Trash pickup, recycling and large pickups continue to be included in your HOA fee. The next bulk pickup is scheduled for Saturday June 28, 2025. Bulk pickup is the last Saturday of each quarter. We are working with Waste Management to commit or reschedule any missed dates.

Resident Reminders

As we move into the warmer months, please remember to:

- **Trim Trees:** Ensure trees and shrubs on your property are trimmed and well-maintained. This helps maintain the aesthetic quality of our community and can prevent potential issues with overgrown branches.
- **Respect our shared space:** If you use our shared spaces, park, courts, etc, please pick up all trash and ensure not to damage the property in any way. Please do not modify any garden beds or plants in shared spaces without board approval. All residents are responsible for their impact to these spaces.

- **NEW BILLS IMPACTING OUR RESIDENTS:**
 - Under HB 599 and SB 724, Property Owner Liability (also called the Fallen Tree Act), the liability for a tree or shrub that causes damage to a neighboring property would move to the person who owns it.
 - The bill also would allow a property owner to remove a tree or shrub if it's growing on the boundary or property line between two or more parcels of land without getting permission from the other owner(s).
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We are excited about all that's happening in our neighborhood and appreciate your involvement in making Hidden Lake Neighborhood a wonderful place to call home. Register for the website to receive future updates and be sure to participate in our community events.

Sincerely,

The Hidden Lake HOA Board

John Zepp, President, Holly Yankus, Vice President, Courtney Scalese, Recording Secretary, Emily Fellouzis, Corresponding Secretary, Paula Tierney, Treasurer, Scott Kistner, Maintenance Committee, Sue Hughes, Architecture Committee

Hidden Lake Homeowners Association of Pinellas, Inc.

INVOICE FOR ANNUAL ASSESSMENT

July 1, 2025– June 30, 2026

Amount Due: \$ 575.00

Date Due: July 1, 2025

PLEASE MAKE CHECKS PAYABLE TO:

HIDDEN LAKE HOMEOWNERS ASSOCIATION OF PINELLAS, INC.

P.O. Box 720

Palm Harbor, FL 34682-0720

Please indicate your lot number on your check. Lot map can be found on hiddenlakehoa.com. All assessments are due in full by the due date or will incur additional penalties and/or collection fees from the Association attorney under the terms described in the Association By-laws.

REMINDER: ANNUAL MEETING on Thursday, June 12, 2025 6PM **Location:**
Palm Harbor High - Teachers Auditorium

	2024-25 Budget	2025-26 Proposed Budget	Notes
ADMINISTRATION			
Copy/Printing	\$350.00	\$350.00	
Insurance Expense	\$3,000.00	\$3,000.00	do not have renewal amount yet
Legal Fees	\$500.00	\$500.00	
Office Supplies/Expenses	\$100.00	\$100.00	
Postage and Delivery	\$500.00	\$500.00	
Rent / meeting room	\$850.00	\$850.00	
SOCIAL/RECREATION	\$0.00	\$0.00	
Storage Unit	\$800.00	\$1,013.52	increased to \$84.46 per month on 5/1/2025
Subscriptions - INTUIT	\$600.00	\$1,188.00	increased \$99.00 per month
Taxes	\$150.00	\$150.00	
Website hosting	\$720.00	\$600.00	
Total ADMINISTRATION	\$7,570.00	\$8,251.52	
MAINTENANCE			
Electrical maintenance	\$1,000.00	\$1,000.00	
Irrigation system	\$2,000.00	\$2,000.00	
Lake maintenance	\$5,350.00	\$5,350.00	
Landscaping and Groundskeeping	\$0.00	\$0.00	
Lawn cutting	\$21,300.00	\$21,000.00	
Playground/Park maintenance/Common Areas	\$8,000.00	\$8,000.00	
Total MAINTENANCE	\$37,650.00	\$37,350.00	
Professional Fees	\$0.00	\$0.00	
Reserves funded	\$5,000.00	\$5,000.00	to fund tennis court reserves
UTILITIES			
Electricity	\$5,500.00	\$5,500.00	
TRASH PICKUP	\$37,836.00	\$37,825.80	\$3,152.15 per month
Water bill	\$1,000.00	\$1,200.00	
Total UTILITIES	\$44,336.00	\$44,525.80	
Total Expenses	\$94,556.00	\$95,127.32	

WE NEED YOUR INPUT!

Will you volunteer to help plan and organize social gatherings? Please include your name, phone, and email address or message us through the website.

Name: _____ Tele#: _____

Email: _____

Other Feedback

Any other comments or concerns for the HOA?

Thank you for taking the time. We appreciate your input.

If you would like us to contact you to discuss, please provide your:

Name: _____ Tele#: _____

LIMITED PROXY

Homeowner Name: _____(Please print)

Block/Lot No: _____ in the Hidden Lake Subdivision, Palm Harbor, Florida.

The undersigned owner appoints:_____

PERSON ATTENDING MEETING (PROXY HOLDER)

Or, if left blank, John Zepp, President, as my proxy holder to attend the meeting of the members of Hidden Lake Homeowners Association of Pinellas, Inc. to be held June 12, 2025 at 6:00 PM at Palm Harbor High Teachers Auditorium, to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxy holder's authority is limited as indicated below?

GENERAL POWERS: You may choose to grant general powers, or limited powers. Please initial below if you want your proxy holder to vote on other issues which may arise at the meeting and for which a limited proxy is not required.

I authorize and instruct my proxy to use his or her best judgement on all other matters which properly come before the meeting and for which GENERAL POWERS may be used.

_____ (initials of homeowner)

Authorize board to rollover excess operating funds **FOR** _____ **AGAINST** _____

REQUIRED TO AVOID INCOME TAXATION

Date Signature of Owner

HOMEOWNERS DO NOT WRITE BELOW THIS LINE

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SUBSTITUTION OF PROXY HOLDER

TO BE FILLED IN BY PERSON YOU CHOOSE TO ATTEND THE MEETING IF THEY CANNOT ATTEND

The undersigned, appointed as proxy holder above designates:

_____ to substitute for me in voting the proxy set forth above.

Signature of person attending meeting

Date

THIS PROXY IS REVOCABLE BY THE UNIT HOMEOWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.