



Published by Hiddenbrooke Property Owners Association, Inc.

HPOA Board Meetings

Sep 21, Oct 19, Nov 16
♦ Closed Session 6:30 pm
♦ Open Session 7:30 pm

HARC Meetings

Sep 14, Oct 12, Nov 9
Meetings start at 7:00 pm

Both meetings are held in the Garden Room at the Golf Course



Hiddenbrooke Yard Sale

Saturday, October 8

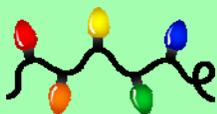
Fall House Party

October 1, at the home of Todd and Stacey Shulman



We hope you'll join us!

Watch the HBNews Newsgroup & HiddenbrookeOnline.org for sign-up information



Holiday Lighting Contest

...coming in December!

Hiddenbrooke TIMES

September 2016

HPOA Community Survey Results

Chris Brittle

Awhile back, HPOA sent Hiddenbrooke residents a survey asking for input on a variety of current topics, including the Hiddenbrooke interchange by the freeway, HPOA activities, and updating Hiddenbrooke's Covenants, Conditions, and Restrictions (CC&Rs). HPOA promised to publish the results in the next community newsletter, which we are doing now. Thank you to the 143 residents who did fill out and submit answers to the questions on the survey. We also appreciate the notes that many of you wrote in at the bottom, which provided more detailed information on your thoughts.

I-80 Freeway Interchange. It turns out not many of our residents use the informal Park and Ride lot out by the freeway (only 4% said they used the lot in the last month and only 9% said they used it in the last 6 months). However, in contrast to the use, 48% said they thought the lot should be improved while, 40% said leave it as is or eliminate it (the rest had no opinion). A large majority of people (74%) favored some landscaping of the freeway



interchange on the Hiddenbrooke side to improve it's appearance as it is also part of the entrance to our community, while only 8% were not in favor. Although there is not enough information yet to evaluate the main alternatives for improving the interchange, some people wrote that they thought the roundabout was an interesting concept, others said leave the interchange as is, and only a few thought signals would be a suitable option (*see more about this topic on page 4*).

HPOA Activities. Many residents thought HPOA was doing fine with the activities HPOA currently sponsors (social parties at homes, National Night Out, Holiday Lighting Contest, and the annual Garage sale). There was a large and very diverse number of suggestions about additional activities HPOA that residents would like to see HPOA undertake, ranging from movie nights at the Park, more events for families, classes at the Club, community walks and community "hot topics" forums at the Club, to name a few. HPOA is currently recruiting volunteers to serve on a new committee, under the Social Committee, which would plan events for families.



CC&Rs. Finally, regarding updating the CC&Rs, the majority of residents (66%) thought it was time to update the CC&Rs, while 13% were not in favor of updating, and 31% had no opinion. Although the survey did not ask people to identify their particular area of concern, some people checked the various boxes to indicate areas they thought were important. The number one checked box was animals (barking dogs), followed by loud noises. Others wrote comments on the form, saying that residents should be able to weigh in on what changes are needed. Comments from people opposing any change think the rules are already too strict or the effort involved in changing the CC&Rs would not be worth the benefit. ⬆

PRESIDENT'S MESSAGE

Jennifer Pollard, HPOA President

Hello Neighbors,

Our new Board took effect July 20, 2016, and I look forward to carrying on the commitment as your current President. The community is growing and changing and with that come new challenges. Following the Annual Meeting in June, we elected our new Board Officers, appointed Board Liaisons and renewed contracts with our Independent Contractors

Our goal is to enhance the beauty, livability, property values, and security of our community. Our Board meetings are open to all homeowners and we encourage you to come and find out what we do, meet our Board members, and share your input as to how the Board can better serve Hiddenbrooke residents.

CC&R issues: As everyone knows, one of the main functions of HPOA is to maintain compliance with the CC&Rs. Common problems include lack of landscape maintenance, weed abatement, trash cans that are not stored out of sight, and illegally parked vehicles. If a violation is identified we will first send out a Courtesy Letter to notify homeowners of a problem, a Final Letter if the problem persists, followed by a fine if there is no corrective action. We do not wish to fine anyone, so please respond to the Courtesy Notice and contact the CC&R Manager if you have any questions.

Collections: The annual Association assessments were mailed out in July and continue at the previous year's rate of \$115 per home. It is unfortunate that some people still do not pay this modest amount. Please make sure your dues are current, as the Board will be deciding which homes need to be sent to collection for non-payment.

It's Time to Paint: We have noticed that many homes and fences in Hiddenbrooke are in need of paint and some may be able to get by with just painting the trim. Please take a look at your home and your yard fences and see what your neighbors see from the street. If you decide to change colors, you need to get approval from HARC, if you repaint the same color no approval is needed.

Board Openings: Next year we will have four director slots that will be up for election plus we still have two vacant openings. If you would like to be a candidate, please contact me at jenpollard1@yahoo.com if you are interested in joining the board.

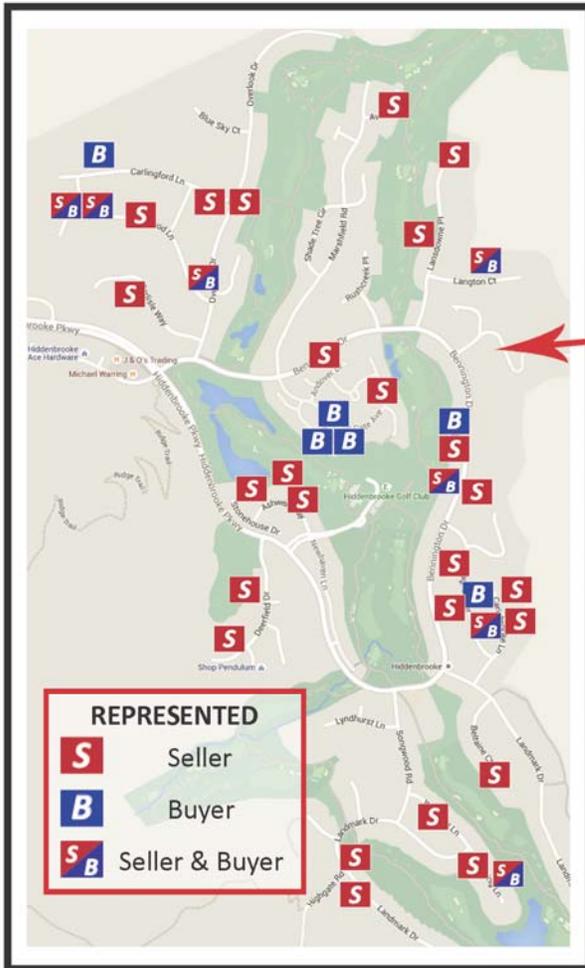
Annual Hiddenbrooke Garage Sale is Saturday October 8th. Please start cleaning out those garages, and put the cars inside!

National Night Out: We had over 100 residents come out for this event! Credit the HPOA for Face painting and for the music and especially David Williams and Tracy Salvato of the Hiddenbrooke Golf Club, for hosting the event and providing the food! This was truly a community effort. 🙏



A handwritten signature in black ink, appearing to read "Jennifer Pollard". The signature is stylized and cursive, with the first name "Jennifer" written in a larger, more prominent script than the last name "Pollard".

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BRE# 01831143
707-853-4864
michael.bechelli@coldwellbanker.com

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707-745-6000



If your home is listed for sale,
This is not a solicitation for that listing.

Experience Matters!

“ This team was masterful in handling the sale of my home in Hiddenbrooke. They all have a wonderful combination of expertise and care for the client. The marketing of the home was expansive and more thorough than I expected. My concerns and questions about the sale process were managed in such a way that I was calm and confident throughout the process. The negotiations were done skillfully and promptly with constant communications on the status. It felt as if family was looking out for me through the entire process.

C. Stern • 5067 Staghorn Dr • 6/30/16

See What We Do Different

<http://Hiddenbrooke.WhyListWith.us>

Status of Planning for Hiddenbrooke I-80 Interchange Project

Chris Brittle

The City of Vallejo has been working on plans to improve the I-80 interchange at the entrance to Hiddenbrooke. While these plans have been in the works for a number of years, the project is now moving forward at a faster pace than we have seen in the past. When Hiddenbrooke was originally developed, it was determined that improvements would be needed to the interchange to serve build-out of the community as well as growth in traffic from surrounding areas. The City of Vallejo has been collecting money over time from developer fees and excise taxes on new homes to pay for these improvements. The improvements are intended to serve projected future traffic efficiently as well as make a safer and more attractive interchange. The City is working with Caltrans on the project, and a committee of HPOA has been meeting periodically with City staff over the course of the study to provide input to the City and their consultants. Two informational meetings have been held so far in Hiddenbrooke, and a third meeting is planned when additional information becomes available for the main project alternatives (see below). The City is also planning on sending out a new survey in the near future to gather more information from residents on their preferred concept to move into construction.

As a result of the input so far, the City has narrowed the improvement options for the interchange down to two basic alternatives: (1) roundabouts and (2) traffic signals combined with new right turn lanes at the off ramps. A roundabout keeps traffic moving on both sides of the interchange without having to make any stops. It is attractive, safe, and is well suited to handle the conflicting vehicle movements created by the interchange and adjacent frontage roads. Signals and new right turn lanes will also provide for better

Continued below, next page

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180 Interchange, continued

traffic flow as volumes increase, can re-time themselves continuously to adapt to real time traffic conditions, and will be less costly than a roundabout (but also less attractive).

The funds that have been collected by the City are sufficient to construct either alternative, and it is highly unlikely that any new federal, state, or regional funds will become available over the next 20 years should this money not be used to improve the Interchange. Any leftover money from the project would probably go back to the City. There is also a scenario that could provide some leftover funds for projects that benefit Hiddenbrooke (currently undefined), if the cost of the project does not exceed the amount of money from developer contributions (i.e., it would need to be a low cost project). 🏠

INTRODUCING KARA CROCHETT, HPOA BOARD MEMBER

My husband, Lamart, and I moved to Hiddenbrooke in February, after 20 years in El Cerrito. We loved the community on our first drive into it and our home in the Masters is a great fit for us. I read our first Hiddenbrooke Times Newsletter in March and Jen Pollard's call for board members sparked my interest. I had recently given up a board position with our move and this felt right to me. I figured that being on the board would allow me to meet more neighbors, learn more about our community and most importantly, have a voice. My past has been supporting non-profits and I believe that giving is not just about a donation, it's about making a difference. I believe that it's better to stand up and lend your voice and talents than to avoid participating and just complain, so I sent her an email. And now, I'm here, representing each of you and trying to make a positive impact on the community we all love and care about so much. Lamart and I enjoy traveling, walking, horseback riding, auto racing, wine, and getting together with friends and family. We look forward to meeting you! 🏠

Welcome to the community, Kara, and thank you for your service!

HIDDENBROOKE ARCHITECTURAL REVIEW COMMITTEE (HARC)

With the continuing drought, HARC had been receiving numerous inquiries and applications to replace lawns with drought tolerate plants and shrubs. Here are some things to consider when planning to replace your lawn.

1 Residents must obtain HARC approval for any lawn changes or significant change to the exterior of the house, fence or yard. This includes but not limited to: solar installations, additions, pools, house paint, fence stains, windows, doors, patios, patio covers, concrete, landscaping, types of plants, trees and shrubs, decorative rocks and bark and sheds.

2 All of the Hiddenbrooke Landscape and Design Guidelines apply which include the overall goal of retaining a park like appearance throughout the community that is consistent with Northern California vegetation.

3 Rock and bark are only to be used as accents around the plants and never as a ground cover to replace lawn. Rock and bark should in natural earth tone colors. Light colored rock is discouraged as it holds the heat and results in harming the new plants. White rock and red bark are not permitted.



Continued, next page



Keenan Howard BRE#01236118

Local Resident

As a top performing Realtor since 1997, I, Keenan Howard, have 19 productive years as an outstanding member of the National Association of Realtors, California Association of Realtors, West Contra Costa Association of Realtors, and NAREP. My territories cover from Sacramento to San Jose with a concentration of listings in the East Bay.

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HARC, continued.

4 The plants listed on the approved plants list are still relevant as the original goal was to encourage plants with low water needs. However you should consult with your local nursery for suggestions. Succulents are discouraged and only approved in small clusters. Palms are prohibited



5 Five gallon plants should be used whenever possible to achieve overall coverage within two years of planting. Your application must include a diagram drawn to scale that shows the diameter of the plants at the two year period. Please refer to Appendix B of the Guidelines for submittal requirements.

6 Your plan should include a drip irrigation system.

7 As with all applications, those living in a neighborhood with separate HOAs must receive their approval. (Reflections, Fairway Villas, The Villages, and the Summit). Check with your HOA for their procedure.

8 HARC is in the process of reviewing the guidelines for artificial turf in front lawns.

Please contact the administrator with any questions. HARC's goal to assist residents in maintaining the Hiddenbrooke standards while allowing for individuality. Please leave a message at: [1 855 355 4762](tel:18553554762) ex: 3 . 📞

More Phone Numbers

Cows Out

Azevedo Farms-SW side valley 707 695-0650
Five Dot Farms-Southern side 916 541-3666

Dog Poop Bags-Refills

John Estes, johne142@pacbell.net, 647-7052

Fed. Raccoon/Skunk Removal 707 784-1310

Hiddenbrooke Plaza

J & O's Market & Deli 707 534-1674
Ashmun Real Estate 707 647-2020
Hiddenbrooke Cleaners 707 642-4600
Michael Warring 707 655-4808
JD Nail Spa & Salon 707 644-6488

Notary Services in Hiddenbrooke

Annette Young-Taw 925 260-9568
Consuelo Hooper (wknd only) 415 307-6522

Solano County General Info 311

Solano Co. Mosquito Abatement 707 437-1116

Solano Resource Conservation District (SRCD)

Orchards creek-monitor/cleanup
Marianne Butler, 707 301-5778

Vallejo City Services

Abandoned Vehicles 707 648-4682
Animal Control-Lost/Injured 707 645-7906
Animal Control, Dead on Street 707 552-3110
Answering Machine 707 552-0221
Code Enforcement 707 648-4469
Fire—Non Emergency 707 648-4526
HMD-Donny Burton 707 649-3416
Illegal Dumping 707 648-4469
Police & Fire from
Cell Phone In Vallejo 707 648-5293
Police—Non Emergency 707 648-4321
Public Works—Street Lights 707 649-5413
Public Works—Pot Hole Repair 707 648-4556
Vallejo Garbage Service 707 552-3110
Vallejo Garbage, Recycling Ctr 707 552-3174
Vallejo Sanitation and Flood 707 644-8949
(clears drains 24/7)
Weed Abatement, Anthony Sackett
707 648-4049

Welcome Center / Security 707 558-9697

Calls forward to Officer's Cell number if on patrol
Ed Medina, Manager 707 342-3965
Kathleen Brittle, Message Board 707 731-0056

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- Build Custom PCs
- Home Networks Installed
- Hiddenbrooke References

cell 707 342-7793



**Hiddenbrooke
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Santa Rosa, CA 95403

Phone 855-355-4762 x1
Email: jburton@pacunionpm.com

Associations at Hiddenbrooke

♦**Hiddenbrooke Property Owners Assn - Master CC&Rs**

♦**Fairway Villas HOA**
Bridgeport, 925-824-2888

♦**Reflections HOA**
Helsing Group, 925-355-2100

♦**Village HOA**
Summit Properties, 707-448-8906, x12

♦**Summit HOA**
Boardwalk Invest., 925-937-4378

Hiddenbrooke Golf Club

www.HiddenbrookeGolf.com

Pro Shop/Tee Time 707-558-1140

HB Grille 707-558-0330 x217

Club House (during events only)
707-558-0330 x 218

Annual Swim/Gym/Tennis
707-558-0330 x 208

Maintenance 707-557-8161

Catering 707-558-1153

HB Maintenance District (HMD)
(Broken Sprinklers & Landscaping)
Donny Burton, 707-649-3416

Emergencies After Hours
707-648-4315

Welcome Center Security
707-558-9697



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Hiddenbrooke TIMES

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2016 – 2017 Board of Directors
hpoaboard@hiddenbrookehpoa.org

Annual Mandatory Assessment
\$110.00 per year—Billed July 1st

President/HMD/Social
Vice President
Secretary
Treasurer/HARC
Contracts/HID
CC&Rs/Social
Director

Jen Pollard 855-355-4762 x4
Kara Crochett 855-355-4762 x800
OPEN
Ian Forsyth
Allen Wildermuth
Maria Andrews 855 355-4762 x2
OPEN

Financial Manager: Pacific Union Property Management (see above left)
CC&R Manager: Bret Andrews — complaints@hiddenbrookehpoa.org
HARC Committee: harc@hiddenbrookehpoa.org
HB-TIMES Editor: Elizabeth Mathern
emathern.consulting@gmail.com, 707-644-2530 (message)
HMD Advisory Committee: Contact the Board at hpoaboard@hiddenbrookehpoa.org

Landscape Plans/Questions or to Drop Off Plans: harc@hiddenbrookehpoa.org or mail to 850 Hiddenbrooke Parkway, Vallejo CA 94591

For agendas, minutes, committee information and most all documents please visit www.HiddenbrookeOnline.org.

CC&R Complaints: Complaints should be submitted using the complaint form on the Hiddenbrooke website under Property Owners and CC&R information. You will need to include on this form a description of the complaint, the address, your contact information. You may also attach and submit pictures of the violation. Complaints about a home in the Village, Villas, Reflections or Summit should FIRST be submitted to their respective HOA. Emails will be forwarded to: CC&R Manager, Liaison Directors and the President. 📧