



Published by Hiddenbrooke  
Property Owners  
Association, Inc.

**UPCOMING  
HPOA BOARD MEETINGS**  
7:30 pm  
Third Wednesday of the  
Month  
April 21, 2021

**HARC MEETINGS**  
7:00 pm  
Second Wednesday of the  
month

All meetings are currently held  
via Zoom due to Corona

### Associations in Hiddenbrooke

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

**Fairway Villas HOA**  
Bridgeport, 925.824.2888

**Reflections HOA**  
Helsing Group, 800.443.5746

**Village HOA**  
Summit Properties, 707.448.8906,  
ext. 12

**Summit HOA**  
Boardwalk Invest., 925.937.4378

**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.

# Hiddenbrooke Times

Spring 2021

## Dear Neighbors:

Thank you all for masking up and social distancing. It now looks like summer is going to be our launch pad for getting back to normal. Please take good care until we get there. Looking forward to seeing your full faces in person.

*Mike Nisperos, President*

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## June Elections for Board of Directors

The Board is seeking candidates to run for three open Board positions. Mike Nisperos and Chris Brittle will be stepping down after serving 2 years and 4 years, respectively and there is one additional open position. If you would like to be a candidate for the Board elections, please go to the Home Page of the [Hiddenbrooke website](http://www.Hiddenbrookeonline.org) (www.Hiddenbrookeonline.org) where you can find a link to the Nomination Form. Please submit your completed Nomination Form to Becky Jolly (becky.jolly@omnicommunities.com) by May 28, 2021. The current Board will hold an informational meeting for potential candidates on May 20, 2021 at 6:00 pm through Zoom to help answer any questions or concerns you may have.

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## Annual Meeting

The Board has scheduled the Annual Community Meeting for June 30, 2021 and we have invited Councilmember Rozanna Verder-Aliga, who represents Hiddenbrooke, as a guest speaker. We encourage all Members to attend and learn about what the Board has been working on over the past year.

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## Welcome Center

We thank Ed Medina for his 6 years of service managing the Welcome Center security guards and dealing with security issues in the community. Ed has done an amazing job. Chuck Cochongco has volunteered to take his place. Chuck is a professional in the field and we are grateful that he has stepped forward to fill this important position.

The City has selected a contractor for the repairs to the interior of the Welcome Center and the work will begin before Summer. The Welcome Center is also in need of a person to clean the building twice a month. If anyone has a recommendation for a cleaning service that HPOA could hire, please contact Becky Jolly at becky.jolly@omnicommunities.com.

## **Golf Course Sale**

A frequent and important topic at each of our regular Board meetings has been the status of the Golf Course, which has been up for sale since May 2020. A prospective buyer is in the final steps of determining whether to complete the purchase. The Board will report on the sale as soon as any information is available.

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## **HMD Committee (Byrne Conley, Chair)**

The Committee has made much progress this year working with the City on plans to re-vitalize the Parkway landscaping along the entire length from the Entrance to the Welcome Center and including the grassy area behind the mailboxes. This has occurred over a series of regular Zoom meetings with City staff and their landscape consultant, culminating in the completion of a final conceptual plan at the end of March. The City will next prepare more detailed plans and bid documents to send out to potential contractors. An additional benefit of the new landscaping plan will be a significant reduction in water use by replacing old, leaky irrigation lines and by installing more drought tolerant plants.

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## **HARC Reminders (Marcelline Mahern, Chair)**

Please remember that most improvements to your yard or exterior of your home require approval from the Hiddenbrooke Architectural Review Committee and you should refer to the Hiddenbrooke Landscape and Design Guideline on the Home Page of the [Hiddenbrooke website](http://www.hiddenbrookeonline.org) (www.hiddenbrookeonline.org).

We have noticed a recent surge in the number of sheds being installed in yards without HARC approval. Under the CC&Rs and Hiddenbrooke Design Guidelines, these sheds must be evaluated in terms of setbacks from property lines, paint colors and screening from public view. HARC has also seen a substantial increase in applications to repaint either the entire house or the trim. Both require HARC approval. To assist owners in choosing new color palettes, the Committee has approved a variety of more modern color schemes that are listed on the website. If you wish to select other colors, 6 x 8 inch "brush out" samples of the actual colors are required, or a better option is to apply a swatch of each color on the house where it will be used.

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## **CC&R Corner**

The community's Covenants, Conditions, and Restrictions (CC&Rs) are posted on the [Hiddenbrooke website](http://www.hiddenbrookeonline.org), and we encourage owners to read these, even if you have lived in Hiddenbrooke for a number of years. The CC&Rs were updated in 2019 and contain some new provisions.

With better weather in the Spring, we will be looking at yards and asking owners to trim plants and remove weeds, install bark where needed, and maintain healthy looking lawns. Another item that is getting more

attention is the care of street trees that were installed on each lot. Trimming these large, mature trees can be challenging and generally requires professional help to ensure the best results. Unfortunately, many are being “topped” in a way that damages both the health and appearance of the tree (*note: possible fines*). Also please remember that street trees should have a 10-foot clearance over sidewalks and a 14-foot clearance over the street. Finally, we encourage owners to look at the condition of their house paint, as many homes are in need of a little TLC due to their age.

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### **Welcome Committee**

We want to give new residents a warm welcome to our beautiful community. Those greetings are handled by our Welcome Committee, Chris Anthony and Barbara Schwenk. We average 4-5 new owners per month (with 72 new owners since January 2020). The Welcome Committee provides a very helpful packet to new residents, with good information about Hiddenbrooke and the local area. Greetings in person had to be discontinued during Covid. We hope to be able to resume personal contacts in the next few months. A big “Thank You” to our volunteers Chris and Barbara!

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### **Budget for Next Year**

The Board is working on a new budget for Fiscal Year 2021-2022. While changes in the Bay Area Consumer Price Index would allow an increase of around 2% in annual dues, we do not anticipate the need to raise dues this year. The new budget will be adopted in April.

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### **Support our Local Businesses**

Covid has had a huge impact on all small businesses as we know. Our local businesses at the Golf Course (Grille) and Retail Center are generally back with some restrictions. Please continue to support them with your patronage during these difficult times.

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### **Around Vallejo**

At a recent Board meeting, a representative of Common Ground spoke about this organization’s efforts to make citizens heard on important issues affecting the future of Vallejo. If you would like to know more or become involved, you can contact our President, Mike Nisperos (nispersosma@gmail.com), who serves on one of the organization’s committees addressing police reform.

## Trends in Hiddenbrooke Property Values and Taxes

As reported in a recent post on Nextdoor, Vallejo is the leading “hot market” in the country for home sales. Vallejo home prices were up 14.7% compared to last year, and average homes in Vallejo sell after 21 days on the market compared to 27 days last year (Source: Redfin). The average sales price of a Hiddenbrooke home was up 18.9% since last year. The average sale price per square foot in Hiddenbrooke is \$303, also significantly up from last year. There is some good news as well on the tax front—according to the Vallejo School District one of the “extra” taxes on our property tax bill, the Mello Roos tax, will sunset in 2025.

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## ACKNOWLEDGEMENTS AND THANKS

In this section, we wish to acknowledge those who devote their time and skills to making Hiddenbrooke a special, well-maintained, safe, and beautiful community. If you have considered helping out, please contact us. It's work but it is also rewarding, and you will get to know some wonderful neighbors in the process. The Board is the key organizing entity that makes all the other parts work and is in need of energetic, community-oriented members.

### HIDDENBROOKE BOARD MEMBERS

**President:** *Mike Nisperos (term ends in 2021)*  
**Vice President:** *Chris Brittle (term ends in 2021)*  
**Secretary:** *Jagdip Singh (term ends in 2022)*  
**Treasurer:** *Laurie Foster (term ends in 2021)*  
**At Large Board Member:** *James Campagna (term ends in 2022)*

### HIDDENBROOK COMMITTEES AND VOLUNTEERS

#### ARCHITECTURAL REVIEW COMMITTEE (HARC)

Marcelline Mahern, Chair

#### MAINTENANCE DISTRICT ADVISORY COMMITTEE (HMD)

Byrne Conley, Chair

#### IMPROVEMENT DISTRICT BOND COMMITTEE

Byrne Conley, Chair

#### WELCOME CENTER MANAGER

Chuck Cochongco

#### WELCOME COMMITTEE

Chris Anthony & Barbara Schwenk

#### OTHER

**Message Board:** Laurie Foster

**Doggy Bags:** Randy Foo and John Estes

**Trash Picker Uppers:** Many, and thank you!

**Newsletter and Website Updates:**

Birgit Rickert, Results Marketing

### Key Telephone Numbers

Welcome Center/Security - 707.694.1530  
HPOA Management Company (OMNI) - 916 965.8964 x101  
Hiddenbrooke Golf Club - 707.558.0330  
HMD/Water Leaks - 707.553.7219  
Streetlights Out - 707.648.5235  
County Animal Control (Vallejo) - 707.784.4733  
Cows Out (Five Dot Ranch / East & North Side) - 707.224.5550  
Cows Out (Azevedo Ranch / West & South Side) - 707.695.0650

### HB Plaza Retail Center Numbers

Ashmun Realty - 707.333.3258  
JD Nails Spa & Salon - 707.644.6488 & 510.206.6453  
J&O's Market & Deli - 707.534.1674  
The Loft Thai Fusion - 707.647.2072  
Pike Fitness - 707.413.7453  
Michael Warring Restaurant - 707.655.4808