



**Published by
Hiddenbrooke Property
Owners Assoc., Inc.**

**UPCOMING
HPOA BOARD MEETINGS
7:30 pm
3rd Wednesday of the
month**

**HARC MEETINGS
7:00 pm
2nd Wednesday of the month**

All meetings are currently held
via Zoom due to COVID

**Associations in
Hiddenbrooke**

**Hiddenbrooke
Property Owners
Assoc.
Master CC&Rs Agreement**

**Fairway Villas HOA
Bridgeport, 925.824.2888**

**Reflections HOA
Helsing Group, 925.355.2100**

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

**Summit HOA
Boardwalk Invest.,
925.937.4378
Ext, 015**

Hiddenbrooke Times

December 2021

President's Message!

Greetings neighbors! This has been a challenging and interesting year. On the positive side, we had some fun times, and it appears we are making good progress against the pandemic. I want to share some of what HPOA accomplished this year and some of our plans for 2022.

We held our Annual Meeting on June 30th. We invited Terry McGrath, the new owner of the Golf Course as of May 2021. Mr. McGrath shared his short-, mid- and longer-term plans for the Golf Course. We will invite him to a Board meeting in 2022 to update us again now that he's had some time to settle in. There is a new General Manager at the Golf Course. Chris Johnson started October 1. We will also invite him to a Board meeting in the near future.

We held Board elections on June 30th. Here are your current Board members and their duties:

Laurie Foster, President

Bob Schussel, Treasurer, HMD Liaison

James Campagna, Member-At-Large.

Jagdip Singh, Vice President

Andre Crisp, Sec, HARC Liaison

In August we saw significant improvements in our landscaping. The fountain at the entry to the Parkway was repaired in September. Old, faded street signs were replaced with temporary white signs last summer. Installation of permanent blue signs started in November. In October we had a very successful Community Yard Sale. We celebrated Halloween in style this year. In December we will have a Holiday Home Decorating Contest with cash prizes for winners.

We plan to continue fun community activities in the new year. Some of the ideas being considered include an Easter Egg Hunt, a Dog Parade, a Garden Tour, National Night Out, Trunk-or-Treat at Halloween, etc. We will have the Yard Sale again, back by popular demand! We welcome your ideas. You can email the board at any time with your suggestions for activities.

We've had all of our 2021 Board meetings on Zoom due to ongoing pandemic concerns. We hope to resume in-person Board meetings at the Golf Club in 2022, perhaps as early as April.

Thank you to all our hardworking volunteers who help make Hiddenbrooke a special place! Happy Holidays! Have a Very Happy New Year!

Laurie Foster, HPOA President

Holiday Home Decorating Contest



Another fun holiday activity is back!! We'll have a Home Decorating Contest with cash prizes. Contest details are on our website. Winners will be announced by email and on our website.

Sign up here by Dec. 12th <http://bit.ly/3pL8oqT>

Judging will be Dec. 17th, 6 pm - 10 pm. Be sure to have your decoration lights turned on that night! Be creative with your designs! Get out your lights and colorful decorations! We look forward to many dazzling displays. We'll provide a list of the

houses that sign up so that residents can tour the decorated homes.

HIDDENBROOKE ARCHITECTURAL REVIEW COMMITTEE (HARC) UPDATES:

Hiddenbrooke Landscape and Design Guidelines

When contemplating a change or improvement to the exterior to your house and yard, please refer to the Guidelines at: www.hiddenbrookeonline.org. They can be found in the green tabs along the right side of the page. The main webpage also contains the most frequently asked questions which help determine if you need HARC approval.

House Paint

Since January 2021, HARC has reviewed 79 regular projects of which 39% were for repainting houses. As residents want to upgrade their aging colors with more contemporary shades, HARC collaborated with Kelly Moore and developed a booklet of suggested color schemes. The schemes are only suggestions and residents still have the option to pick their own colors and manufacturer. The booklet is also included on the HARC webpage.

Here is a summary of the guidelines for repainting

You must submit an application to HARC for all repainting projects even if you use the same color. All applications should include photos of your home and the immediate neighbors.

If you are repainting the same color, include brush-out samples with your application or apply a sample of the color on your house. A representative from HARC will visit your home and verify the colors are the same or similar. If the same, no Committee review or fee is required, and approval will be granted in a reasonable length of time.

If you wish to change the color, you must include brush-out samples of the new color or apply a sample on your home. If you are using one of the schemes from the Kelly Moore booklet, you do not need to include

samples only indicate the scheme you chose. The Committee will review your application at the next HARC meeting. A fee is required.

If you live in a neighborhood that has a sub-HOA, you must first obtain their approval and include that approval with your HARC application. The Committee will review. If approved by the sub-HOA, no fee is required.

Helpful hints:

HPOA Board member, Bob Schussel is repainting his house and is passing on his recommendations:

1. Choose the correct base color. Lighter colors use a white base.
2. Consider purchasing a premium paint that only requires one application.
3. Use masonry or elastomeric paint on the stucco. Elastomeric base paint for stucco holds up much better over time.

Fence Stain:

HARC is updating the fence stain guidelines to address the issue of the use of non-approved stains that are not compatible within the neighborhoods. An application and sample are required and will be reviewed by a HARC representative with no Committee review or fee. HARC has developed a simpler set of colors that can be produced by any retailer. Please check the webpage for these updates which will go into effect after the first of the year.

Backyards:

One last reminder. Many residents believe that they do not need to submit an application to HARC for backyard projects. Unfortunately, this is not the case. You do not have to submit to HARC if you are replacing in-kind plants or trees, replacing the same windows or doors, or making repairs. However, HARC approval is required for: making changes to windows or doors, adding a patio, adding a structure such as a gazebo or shed, moving soil, adding a retaining wall, adding a pool or spa, or any project that requires the City of Vallejo building permits. One of HARC's responsibilities is to make sure projects comply with the Guidelines such as setbacks, size, height, and drainage. If in doubt, contact HARC for direction: harc@hiddenbrookehpoa.org.

Marcelline Mahern, HARC Chair

HIDDENBROOKE MAINTENANCE DISTRICT (HMD) UPDATES

Maintenance Contract

The landscape maintenance contracts are typically bid and awarded on an annual basis with options for two renewals, The current cost is roughly \$10,000 per month.

Over the past year, the HMDAC reported numerous complaints from homeowners about the poor performance of the former contractor. The City terminated the contract in June 2021, bringing in the current contractor

(New Image) on an interim basis, with the option to bid for the regular annual contract. There has been a remarkable improvement in performance with New Image.

Hiddenbrooke Parkway Improvement

The HMD is planning a major overhaul of landscaping on the Parkway in 2021-2022. The funding for the project (in the range of \$1.5-\$2 million) will come from the surplus in the Hiddenbrooke Improvement District (HID), tax.

During the drought years, many plants were lost due to the water shutoff. Further, the irrigation system is about 26 years old and most of it needs to be replaced. The plan is to replace the irrigation and replant much of the Parkway. With a few exceptions, the trees will be left as is, and stretches with plants that are still doing well will be left intact. Because new plantings initially require more watering a single major landscaping project was decided upon instead of patchwork infills stretched over time.

Byrne Conley, Chair, Maintenance District Advisory Committee (HMD) & Improvement District Bond Committee (HID)

WELCOME CENTER, SAFETY, AND SECURITY UPDATES

The recent American Canyon fires and extreme rain conditions are another reminder to be prepared in case of an emergency. HPOA has posted a Hiddenbrooke Disaster Preparedness Plan on the Hiddenbrooke website, <https://hiddenbrookeonline.org/wp-content/uploads/2021/06/FINAL-Hiddenbrooke-Disaster-Preparedness-Plan.pdf>.

Recently HPOA has entered an agreement with a local resident to help us maintain the Welcome Center as we await the renovation work that is to be completed by the City of Vallejo.

Speeding and not stopping at the stop sign at the Welcome Center, and neighborhoods continue to be a problem. We encourage neighbors to do their part and drive safely, and ask those that reside, or visit with you, to also drive safely.

The HPOA Board is reviewing different ideas to improve our security. The Board voted to improve our deteriorating camera system. Two cameras will be installed on the Parkway, one for incoming traffic and another for outgoing. One will be funded by the City's general fund, another from HMD funds (about \$2,000 per year). Camera installation is expected in January. Homeowners will have an opt-out provision if they do not want their movements collected in the database, or conversely if they want their plate number flagged as belonging to a resident.



Other options being considered include improving patrol routes, welcome center lighting, and general guard performance.

Chuck Cochongco, Welcome Center Manager

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 6-7 new owners per month (76 in the last year). The committee provides a packet to new residents, with information about Hiddenbrooke and the local area. In-person greetings 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 Chris and Barbara!

Pet Waste Program



For many years our ‘PWP’ volunteers, John Estes and Randy Foo have placed ‘doggy bags’ in boxes at various locations. This program is funded by HMD.

If you are walking your family pet, please be sure to pick up all pet waste, wrap it in a bag & dispose of it in a trash can.

We may be able to add additional ‘Doggy Bag’ boxes in the future. Please let the board know if you want to suggest an area that could benefit from having a box of bags.

John Estes has retired from the program. Denise Moore has volunteered to replace him. Thank you to John for his years of service. And thank you to Denise for stepping up to keep the program going!

Help Us Communicate with You More Effectively by Providing Your Email Address

Email is by far the easiest & least expensive method of communication for the HPOA. HPOA sends frequent emails to all email addresses we have for Hiddenbrooke.

We only mail a printed packet of information once a year to the owners who have not provided an email address. That is a very expensive mailing project (printing, envelopes, postage, etc.). Please give us your email address! It will only be used for HPOA communications, help us to communicate effectively with you, and keep your dues to a minimum. Send your email address to noelle.richards@omnicommunities.com or, send it to hpoaboard@hiddenbrookehpoa.org. Thank you!

Acknowledgments and Thanks

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

Laurie Foster, President

Bob Schussel, Treasurer, HMD Liaison

James Campagna, Member-At-Large

Jagdip Singh, Vice President

Andre Crisp, Secretary, HARC Liaison

HIDDENBROOKE COMMITTEES AND VOLUNTEERS

ARCHITECTURAL REVIEW COMMITTEE (HARC)

Marcelline Mahern, Chair

MAINTENANCE DISTRICT ADVISORY COMMITTEE (HMD)

Byrne Conley, Chair

WELCOME COMMITTEE

Chris Anthony & Barbara Schwenk

WELCOME CENTER MANAGER

Chuck Cochongco

IMPROVEMENT DISTRICT BOND COMMITTEE

Byrne Conley, Chair

OTHER

Message Board: Laurie Foster

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