

Hiddenbrooke Property Owners Association  
Managed By: OMNI Community Management, LLC  
9807 Fair Oaks Blvd, Fair Oaks, CA 95628  
Phone: 916-965-8964 Fax 916-965-0325

## **Annual Notice -- May 2022**

Dear HPOA Members,

This Annual Notice provides important information about Hiddenbrooke Property Owners Association. This information is also found on the Hiddenbrooke website ([hiddenbrookeonline.org](http://hiddenbrookeonline.org)).

### **Budget**

The 2022-2023 Budget is attached to this notice and it is posted on the Hiddenbrooke website. The budget was approved by the Board at the Board Meeting on April 20, 2022. The annual assessment will remain at \$85. Statements will be mailed in June. Assessments are due July 1. Payments must be received by July 30 to avoid a late charge of \$15.

### **Financial Review Report**

The 2021-2022 Fiscal Year Financial Review Report will be prepared by a CPA and will be posted on the Hiddenbrooke website 120 days after the close of the Fiscal Year on June 30.

### **Election of Directors**

This year we had two openings on the Board, with two board terms expiring in June. We notified the community and set May 6 as the deadline for nominations. We only received two nominations so there will not be an Election held this year (per our bylaws, Election by Acclamation). The two candidates, Joseph Joslin and James Campagna, will join the Board effective with the Annual Meeting on June 15.

### **Annual Meeting 2022**

The Annual Meeting will be held on June 15 at the Hiddenbrooke Golf Club. It will also be held on Zoom. This is our first in-person meeting since the start of covid. Steve Meckfessel, a representative of McGrath Properties, will be our guest. Last year both Terry McGrath and Steve Meckfessel attended our Annual Meeting. Mr. McGrath is not available this year but he will be represented by Steve Meckfessel.

## Disclosures and Forms

Updated versions of our Disclosures and Forms are posted on the Hiddenbrooke website:

- Right to Obtain Copies of Association Documents
- Alternative Dispute Resolution (ADR) policy
- Internal Dispute Resolution (IDR) policy
- Insurance Coverage Summary
- Billing, Assessment, and Collection Policy
- Architectural Submittal and Appeal Process
- HARC Policies and Disclosures
- Summary of CC&R Complaint Procedures
- Schedule of Fees and Monetary Fines
- Election Rules
- Standing Rules
- Rules Governing Accessory Dwelling Units (ADUs)

## Forms

- Owner/Tenant Information
- Email Authorization
- Authorization Form for Direct Payments
- Request a Hearing
- CC&R Complaint Form
- HARC application for Existing Homes
- HARC application for Custom Homes

## General Notice Posting Location

- Agendas and Notices are posted on the Hiddenbrooke Website ([hiddenbrookeonline.org](http://hiddenbrookeonline.org)).Please

## Please Provide Your Email Address

Email enables us to communicate frequently and effectively. Please provide an email address so that we can communicate with you while continuing to keep expenses for printing and mailing to a minimum.

## Hiddenbrooke Annual Assessment Budget

	<u>Budget</u> 2021/2022	YTD 1/31/2021	<u>Budget</u> 2022/2023	Per Member 2022/2023
Annual Assessment	<u>\$85.00</u>			<u>\$85.00</u>
<b><u>Income</u></b>				
Assessments	\$103,785.00	\$103,785.00	\$103,780.00	\$85.00
Special Assessment	\$0.00	\$0.00	\$0.00	\$0.00
Late fees and other income	\$1,940.00	\$4,797.43	\$1,940.00	\$1.59
Advertising	\$0.00	\$0.00	\$0.00	\$0.00
CC&R Violations	\$0.00	\$14,088.90	\$6,000.00	\$4.91
HARC Plan fees	\$2,500.00	\$1,100.00	\$2,500.00	\$2.05
HMD Fund Recievables	\$750.00	\$0.00	\$750.00	\$0.61
<b>Total Income</b>	<b>\$108,975.00</b>	<b>\$123,671.33</b>	<b>\$114,970.00</b>	<b>\$94.16</b>
<b><u>Expenses</u></b>				
<b>Adminstrative</b>				
Insurance	\$12,000.00	\$9,008.77	\$15,500.00	\$12.69
Audit & tax	\$1,450.00	\$1,445.00	\$1,470.00	\$1.20
Federal & State tax	\$10.00	\$0.00	\$10.00	\$0.01
CA State Filing	\$15.00	\$35.00	\$35.00	\$0.03
Legal	\$3,000.00	\$212.50	\$4,055.00	\$3.32
Legal fees incurred in Prior year	\$0.00	\$0.00	\$0.00	\$0.00
HARC Adminstrator Contract	\$8,500.00	\$4,956.00	\$8,500.00	\$6.96
Management fees	\$48,000.00	\$28,000.00	\$50,400.00	\$41.28
MGT CC&R Process	\$0.00	\$0.00	\$0.00	\$0.00
Board & Committees	\$350.00	\$0.00	\$2,000.00	\$1.64
Computer & web support	\$1,000.00	\$2,032.26	\$1,000.00	\$0.82
Office supplies - printing & postage	\$8,000.00	\$7,504.22	\$8,000.00	\$6.55
Misc Admin & storage	\$6,500.00	\$3,699.68	\$6,500.00	\$5.32
Social Committee	\$0.00	\$0.00	\$3,000.00	\$2.46
Newsletter	\$0.00	\$0.00	\$0.00	\$0.00
Photocopies & Printing	\$0.00	\$0.00	\$0.00	\$0.00
Postage & Delivery	\$0.00	\$0.00	\$0.00	\$0.00
HMD Repairs & Maint supplies	\$0.00	\$0.00	\$0.00	\$0.00
<b>Adminstrative Total</b>	<b>\$88,825.00</b>	<b>\$56,893.43</b>	<b>\$100,470.00</b>	<b>\$82.29</b>
<b>Delinquency</b>				
Collection costs	\$2,000.00	\$1,338.00	\$2,000.00	\$1.64
Bad debts	\$15,000.00	\$12,671.26	\$10,000.00	\$8.19
<b>Delinquency Total</b>	<b>\$17,000.00</b>	<b>\$14,009.26</b>	<b>\$12,000.00</b>	<b>\$9.83</b>
<b>Common Area Maintenance</b>				
General Repairs & Maint	\$750.00	\$681.22	\$0.00	\$0.00
<b>Common Area Maintenance Total</b>	<b>\$750.00</b>	<b>\$681.22</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Events</b>				
Room Rental & Events	\$1,100.00	\$150.00	\$1,200.00	\$0.98
National Night out	\$1,000.00	\$0.00	\$1,000.00	\$0.82
Welcome committee	\$300.00	\$0.00	\$300.00	\$0.25
Security	\$0.00	\$0.00	\$0.00	\$0.00
<b>Events Total</b>	<b>\$2,400.00</b>	<b>\$150.00</b>	<b>\$2,500.00</b>	<b>\$2.05</b>
<b>Total Expenses</b>	<b>\$108,975.00</b>	<b>\$71,733.91</b>	<b>\$114,970.00</b>	<b>\$94.16</b>



**HIDDENBROOKE PROPERTY OWNER ASSOCIATION**  
Managed by OMNI Community Management

EMAIL AUTHORIZATION

When you provide your email address to HPOA, we will send most communications to you via email. Accounting statements, violation letters and other official documents will still be sent by US mail.

If your email address changes or is deactivated, you must inform us of the change. Failure to notify us of an email address change could result in lack of contact from the Association.

---

Date: \_\_\_\_\_

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_

Email: \_\_\_\_\_

Property Address: \_\_\_\_\_

Mailing Address: (IF DIFFERENT THAN PROPERTY ADDRESS)

\_\_\_\_\_

Telephone: \_\_\_\_\_

---

Please Return Form To:

Email: [Jenn.Crocker@omnicommunities.com](mailto:Jenn.Crocker@omnicommunities.com) or Fax: 916-965-0325

Or Mail:

Hiddenbrooke Property Owners Association  
C/O OMNI Community Management, LLC  
9807 Fair Oaks Blvd  
Fair Oaks, CA 95628