

Welcome to our

Hiddenbrooke Community Annual Meeting

June 21, 2023



Today's Agenda

- Call to Order
- Appoint Election Inspectors
- Guest Speaker – Vallejo Police Department
- Annual Report
- Introduction
- Thank Volunteers

- Committee Reports
- Open Forum
- Announce Election Results



Guest Speaker



Jason Ta
Interim Chief of Police
Vallejo Police Department



Introduction Meeting



- **Annual Meeting**
- **Elections**
 - Three Board positions open for election this year
 - Four nominations received
 - Ballots were sent to all members of our community
 - Deadline to vote is June 21st at 5 pm
 - Mail to RealManage or HPOA Box by the guard shack
 - Votes to be counted during the Annual Meeting



Introduction Meeting



- **Food Bank**
 - The HPOA is excited to support this project to help feed the community
 - The program started in February 2023 for the Solano County Food Bank
 - Collected 2nd Saturday of even months
 - In February, April, and June, large donations were made (2 ½ tons of food)
 - Managed by Nancy Foo with a large team of volunteers
 - Excited to support this project

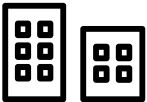


Introduction Meeting



- **Compliance Info & New Manager**

- The Board approved changes to the Compliance Program and Fines List in May
 - Available on our Hiddenbrooke website
- New Management Company (RealManage), Jessica Guerrero
 - Community Management company changed in October 2022



Introduction Meeting



HPOA is successful
because of its
dedicated volunteers!

- **Thank You to Our Volunteers**

- HPOA Board

- Laurie Foster, *President*
- Joseph Joslin, *Vice President*
- Robert Schussel, *Treasurer*
- Troy Killorn, *Secretary*
- James Campagna, *Member at Large*

- HARC Committee

- Marcelline Mahern, *Chair*
- Ernest Stockinger, *Member*
- Gilbert Solorio, *Member*
- Nadine Spingola-Hutton, *Member*
- Ken Bowers, *Member*
- Chris Brittle, *Member*



Introduction Meeting



HPOA is successful
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- **Thank You to Our Volunteers**

- HMD Committee
 - Byrne Conley, *Chair*
 - Ian Forsythe, *Member*
- Welcome Center
 - Chuck Cochongo, *Manager*
- Welcome Committee
 - Chris Anthony
 - Barbara Schwenk

- Pet Waste Program
 - Denise Moore
 - Randy Foo
- Social Committee
 - Jen Pollard, *Chair*
 - Renee Go, *Member*
 - Pati Lovanni (*new member joining*)
 - Tiger Adolf (*new member joining*)



Introduction Meeting



HPOA is successful
because of its
dedicated volunteers!

- **Thank You to Our Volunteers**

- Tech Support
 - Birgit Rickert
 - Gilbert Solorio
- Food Bank Project
 - Nancy Foo, *Chair*
 - Vanessa Nelson, *Member*
 - Vallinda Gillis, *Member*
 - Craig Gillis, *Member*

- Food Bank Project (con't)
 - Chris Anthony, *Member*
 - Becky Olson, *Member*
 - Randy Olson, *Member*
 - Randy Foo, *Member*
 - Dawn Furseth, *Member*
 - *Pati Lovanni, Member*
 - Ed Thomas, *Member*



HB Architectural Review Committee (HARC)



- **Marcelline Mahern, *Chair***
- **Committee Responsibilities**
 - To review changes to the exterior of a home or yard for consistency within the Hiddenbrooke CC&Rs and Design Guidelines
 - Property Owners Submit Applications and pay a nominal fee
 - HARC issues approval letters
 - Solar installations and satellite dishes are subject to HARC review, but no fee is required
 - You must have HARC approval before starting your project



HB Architectural Review Committee (HARC)



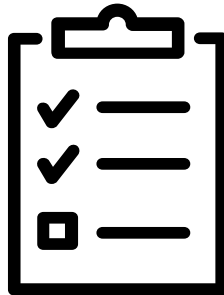
- **Summary of Committee's activity over the last year**
 - Total Applications Reviewed: **97**
 - Number of projects approved: **81**
 - Denied or pending: **16**
 - Number of solar projects approved: **26**
 - New custom homes approved: **1**
- **Types of projects reviewed**
 - House paint
 - Fence stain
 - Tree removal/replacement
 - Landscaping
 - Artificial turf
 - Pools
 - Walkways
 - Patios, Decks, Sheds
 - Gazebo
 - Windows and doors



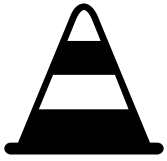
HB Architectural Review Committee (HARC)



- **Challenges this year**
 - Xeriscapes projects – don't turn out as approved
 - Request to subdivide a custom lot
 - Board denied the request, and applicant was notified
- **See Hiddenbrooke website for CC&Rs, suggested color palette for repainting homes, approved fence stands, etc.**



HB Maintenance District *Advisory Committee*

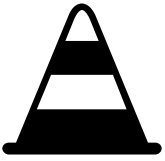


- **Byrne Conley, *Chair***
- **Committee Responsibilities**

- HMD is a maintenance district of the City of Vallejo
- Manages City property in Hiddenbrooke, including landscaping along the Parkway, the Welcome Center, and two park areas along Bennington.
- HMD also funds periodic road resurfacing, radar speed signs, and sidewalk repairs
- HMD meets with the city to discuss projects, inspections, budgets, etc. We conduct monthly inspection drives with a city inspector
- We address complaints with the city as needed



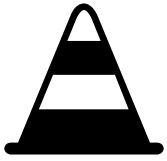
HB Maintenance District *Advisory Committee*



- Hiddenbrooke Parkway Project – Started January 2022, funded by HID
 - \$2.1M project
 - Replacing the underground irrigation system
 - Extensive re-landscaping to make up for years of drought losses
 - New entranceway sign, border walls
 - Median upgrades including cobblestone and landscaping
 - Mailbox area will have path to mailbox, large central tree
 - Water conservation efforts, drought resistant plants, drip irrigation
 - Plans are on HPOA website



HB Maintenance District **Advisory Committee**

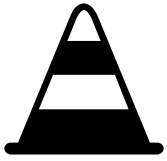


- **HMD Tax**

- On 06/13/2023, the Council approved a charge of \$611 per lot for FY 2023-2024, the same as this year.
- The total tax is \$721K
- Any shortfall this coming year will be funded from accumulated surplus



HB Maintenance District Advisory Committee



- **Flock Cameras**

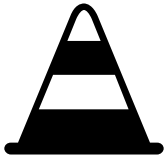
- HDM will fund two cameras, one inbound and one outbound.
- Allows Chuck Cochongo to access the data and facilitate police response
- The *Flock system* scans license plates to a database shared by the police department
- It helps locate stolen cars and track criminals after a crime has been committed



flock safety



HB Maintenance District **Advisory Committee**

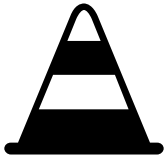


- **HMD Landscape Maintenance**

- Weeds were a major concern this year due to heavy rains
- Heavy growth and delays in firebreak mowing
- All work is to be completed by the end of June
- HMD areas do not include Golf Course or Land Trust areas
- New Image has been our landscape contractor since 2021



HB Maintenance District Advisory Committee

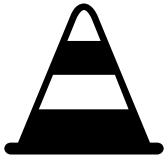


- **The Grove**

- The default by the Grove developer resulted in forfeiture of their property to a tax sale
- Only about 12 of the 84 lots were purchased
- The County Assessor “recouped” \$273K in payments to the HMD to make up for payments previously credited on account of the Grove lots.
- This will not change HMD tax this coming year



HB Maintenance District Advisory Committee

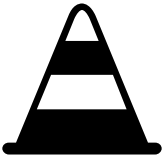


- **Welcome Center Contract Increase**

- We agreed to an increase from \$230K to \$271K for the coming year
- This will enable Allied Security to hire and retain quality employees
- The contract has not been increased in 2022
- The city will make a budget adjustment to accommodate this increase, but it will not affect the FY 2023-2024 tax



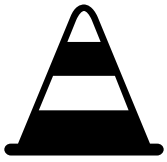
HB Maintenance Improvement District (HID)



- The HID fund was created in 1998 for roads, water, sewer, electric, cable services, and other improvements
 - The fund is financed by taxes paid to the City of Vallejo
- The HID tax levy varies by neighborhood because some developers paid all/part of the levy for the homes they built
 - Homeowners also have the option to pay down their share
- The HID fund has a surplus of \$3.6M
 - Must be spent in Hiddenbrooke
 - This is above the \$2.35M put in a capital project fund for the Parkway in 21/22



HB Maintenance Improvement District (HID)



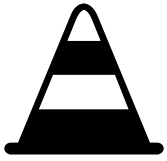
- We have been lobbying since 2010 for relief from the levy
 - Since 2010 the City has reduced the levy every year (except in 2012) for total tax savings of \$3,850,000.
 - For 2022-23 there will be a \$300K reduced tax and a \$300K early bond redemption.



- Currently, bond payments run through 2034
- The HID was affected by the Grove default as well
 - County “recouped” \$1.715M
 - HID is still well funded, going into 2023-2024 it has an available unrestricted surplus of \$2.813M after the recoupment and in addition to a delinquency maintenance reserve of \$1M and \$1.5M set aside for the next year’s bond payments.



Roundabout Project at I-80 Interchange



- There is a separate fund derived from developer fees
- The current balance in the fund is \$7.75M as of 2022
- There is a long-standing plan to build roundabouts at either end of the overpass



- The city completed environmental documents and submitted them to the State
- Caltrans is doing a PEER (Permit Engineering Evaluation Report) review process



- As of May 2023, Caltrans has approved moving into the 65% design work
- Right-of-way issues and landscape plans need to be worked on

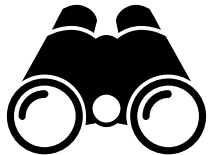


Security / Welcome Center

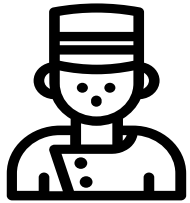


- **Chuck Cochongo, *Manager***

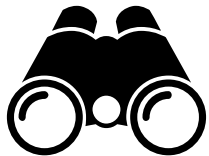
- Continue to contract with Allied Universal Security Services for our 24/7 security guard services
 - Continuing to assess and improve their services
- We now have two Flock cameras (license plate readers) near the Welcome Center
 - Added by sub HOA's, Reflections and the Village
- Repairs to the interior of the Welcome Center were completed in June 2022



Security / Welcome Center



- We continue to work with the City on our requests for additional safety features at the Welcome Center and at the intersection of Songwood Road and the Parkway
- All expenses for the Welcome Center and the guard service are covered by HMD funds



Security / Welcome Center



- **Important Telephone Numbers**



| What is the issue? | Who to Contact? |
|---------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| For all emergencies | 911 (Police, Fire, EMS) |
| Hiddenbrooke Security | 707-694-1530 |
| Trash related issues | 707-552-3110 (Recology) |
| Animal related issues | 707-784-4733 (Solano County Sheriff's Office Animal Control) 707-552-3110 (Recology for deceased animals) |
| Leaks, or other water related issues | 707-648-5235 (Water Department) |
| Abandoned Vehicles | 707-648-4682 (VPD Vehicle Abatement) Online Reporting Tool: https://www.vallejopd.net/get_services/abandoned_vehicles |
| Quality of Life Issues (Streetlight, potholes, etc.) | ClickFix to submit a "New Request" https://seeclickfix.com/vallejo |

Hiddenbrooke Communications



- Official Hiddenbrooke website (www.hiddenbrookeonline.org)
 - Updated regularly to provide current information about meetings, events, and other HPOA activities
 - This includes Board Meeting agendas and minutes, HARC minutes, etc.
 - Provides easy access to important documents, budgets, disclosures, forms, maps, etc.
- We maintain email addresses for the Board and HARC
- We send regular email bulletins about meetings, community activities, and information of general interest.
 - Owners who provided an email address to HPOA have the advantage of this very effective method of communication
- We use the Message Board at the entry for important notices



Social / Community

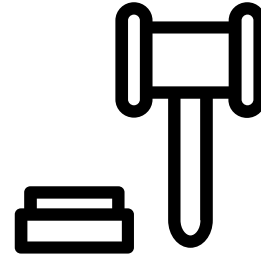


- Welcome Committee delivered 85 welcome packets to new owners since June 2022
- In-person contacts and deliveries were suspended during Covid but resumed in early 2022
- Social Committee hosted many fun activities this year
 - Community Yard Sale in October
 - Holiday Home Decorating Contest in December
 - Easter event was planned for the Park but canceled due to heavy flooding in the Park. Handed out Easter treats at the Welcome Center
 - Ice Cream Social at the HB Park on June 11th
 - We will host National Night Out activities at the Park on August 1st.

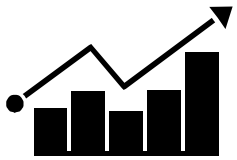


Legal Counsel

- Our legal counsel is Andrea L. O'Toole, PC. In Lafayette, CA



Hiddenbrooke Financial



- **The Board adopted the budget for 2023-24**
 - The new Annual assessment is **\$90.50**
 - This year, we are sending out frequent statements to remind owners about assessments and fines due
- The following is a Financial Summary as of May 31st, 2023
 - Operating Account: ***\$125,397***
 - YTD Net Income: ***\$41,341***
 - Delinquent Assessments: ***131***
 - Total Accounts Receivable: ***\$117,734***
 - Accounts in Collection: ***26***
 - Court Judgments Obtained: ***3***



Hiddenbrooke CC&R Compliance Program



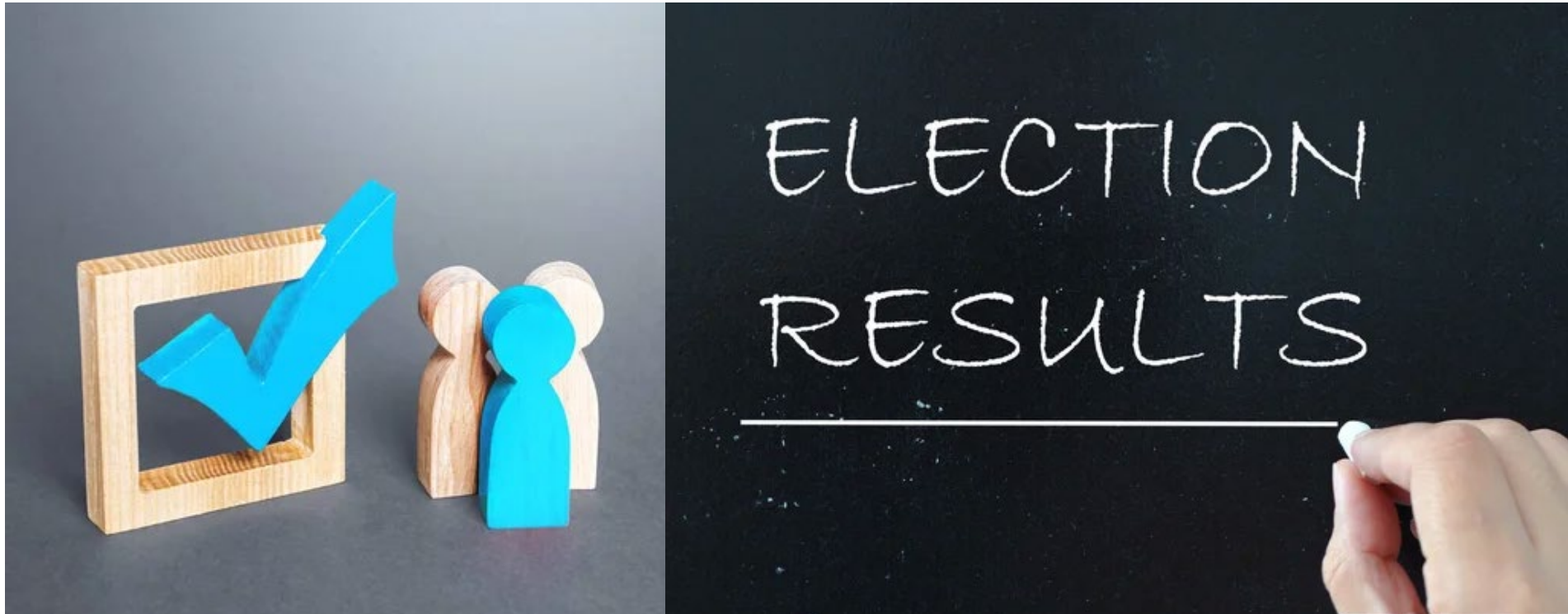
- **The Compliance Status as of May 31st, 2023**
 - Monthly Inspection Drives are done late each month
 - Courtesy Notices sent in May: **29**
 - Violation Notices sent in May: **91**
 - Hearing Notices sent for June hearings: **12**
 - Fines imposed after May hearings: **8**



Open Forum



Announcement of Elections Results



Thank You

