



# HIDDENBROOKE TIMES

June 2025 Newsletter

## President’s Message HPOA President: Robert Schussel, PhD

I am happy to announce that the *Hiddenbrooke Times is back*. The Hiddenbrooke Property Owners Association (HPOA) believes communication is key to keeping our community informed about important matters impacting our community. It is our hope to publish the newsletter quarterly. We hope you will find the newsletter informative, helpful, and relevant.

### HELPFUL CONTACT INFORMATION

Police and Fire Emergency	911
Police non-emergency	(707) 648-4321
RealManage	(866) 473-2573
Welcome Center	(707) 694-1530
Abandoned Vehicle(s)	(707) 648-4682
Code Enforcement Division	(707) 648-4469
Illegal Dumping	(707) 648-4469
Vallejo Water Department	(707) 648-3417
Vallejo Street Lights & Potholes	(707) 784-4733
Animal Control	(707) 784-4733
Recology	(707) 552-3110
Hiddenbrooke Community Covenants, Conditions, and Restrictions (CC&Rs)	<a href="https://hiddenbrookeonline.org/ccrs/">https://hiddenbrookeonline.org/ccrs/</a>
Click Fix	<a href="https://seeclickfix.com/vallejo">https://seeclickfix.com/vallejo</a>
Vallejo Supervisor Alexander Matias	<a href="mailto:Alexander.Matias@cityofvallejo.net">Alexander.Matias@cityofvallejo.net</a>
Hiddenbrooke Online	<a href="https://hiddenbrookeonline.org/homeowners-assoc/">https://hiddenbrookeonline.org/homeowners-assoc/</a>
HPOA Board	<a href="mailto:hpoaboard@protonmail.com">hpoaboard@protonmail.com</a>

### HPOA BOARD OF DIRECTORS

**President:** Robert Schussel, PhD  
**Directors:** Marco Moroyoqui  
 Troy Killorn  
 James K. Wahleithner  
*Vacant Position*

### HIDDENBROOKE COMMITTEES & VOLUNTEERS

**Hiddenbrooke Architectural Review Committee (HARC):**  
 Marcelline Mahern (Chair)  
**Hiddenbrooke Maintenance Division (HMD) Advisory Committee (HMD):** Byrne Conley (Chair)  
**Improvement District Bond Committee:** Byrne Conley (Chair)  
**Welcome Center Liaison:** Chuck C.  
**Social Committee Director:** *Vacant Position*



## HPOA 2025 ACCOMPLISHMENTS

- Held monthly Executive and Open Session Meetings.
- Provided regular community updates via the message board located by the Welcome Center.
- Communicated frequently with the Welcome Center related on Hiddenbrooke matters.
- Communicated with lot owners regarding a variety of community issues.
- Maintained communication with Alex Matias, District 1 Supervisor.
- Collaborated with the City of Vallejo on emergency preparedness meetings.
- Planned and sponsored the 2024 National Night Out – this year’s event will be held on October 7.
- Conducted budget reviews in coordination with RealManage.
- Distributed email communications to all residents.
- Partnered with the Vallejo Police Department to address illegally parked vehicles.
- Conducted Covenants, Conditions, and Restrictions (CC&Rs) enforcement.
- Supported RealManage during monthly inspections to identify CC&Rs violations.
- Developed and distributed Hiddenbrooke Quarterly Newsletter.
- Launched an initiative to educate real estate agents about the CC&Rs, emphasizing that Open House signs should not be placed on Hiddenbrooke Maintenance District Property.
- Continued advocacy with the City of Vallejo to install traffic-calming devices in key areas.
- Rehabilitated landscaping along the Hiddenbrooke Parkway.



### Hiddenbrooke Architectural Committee (HARC)

*Committee Chair: Marcelline Mahern*

The Hiddenbrooke Architectural Review Committee (HARC), as authorized by the CC&Rs, holds the authority to review and approve all exterior changes to ensure our neighborhood remains a desirable and well-maintained community. These are not just recommendations—they are enforceable rules and guidelines designed to protect property values and preserve the architectural integrity of Hiddenbrooke.

Improvements and Modifications: As outlined in Article 8 of the CC&Rs, which is attached to each property deed, and the Hiddenbrooke Landscape and Design Guidelines, certain modifications require written approval from HARC before the commencement of any work. Examples include:

- Repainting of houses or staining of fences
- Installation of hardscape elements such as sidewalks, patios, or driveways
- Construction of shade structures, including patio covers, gazebos, or pergolas
- Installation of accessory structures such as ADUs, sheds, or pool houses
- Landscaping alterations, including lawn replacement
- Significant pruning or removal of trees or large plants
- Any other structural or visually impactful changes to the property
- Installation of solar panels or solar systems.



## Hiddenbrooke Maintenance Division (HMD)

*Committee Chair: Byrne Conley*

The HMD is actively working with both public and private entities to secure emergency access through St. Johns Mine Road, a crucial step in enhancing the safety and preparedness of our community. In addition, the HMD is coordinating efforts to clear dried vegetation from HMD-managed areas to reduce fire risk and maintain the overall appearance of our neighborhood. As a friendly reminder, if you are selling your home, please remind your real estate agent that *Open House* signs are not permitted on HMD property.



## WELCOME CENTER

*Liaison: Chuck C.*

The Welcome Center remains a valuable resource for our community. Staffed 24 hours a day, 7 days a week, the center is always available to assist residents and answer questions. Remember, in the event of a crime in progress or any other dangerous activity, please **get in touch with the Vallejo Police Department first**. Once reported, you may also notify the Welcome Center Guard for community awareness and follow-up. To reach the Welcome Center Guard directly, please call (707) 694-1530. For non-emergency concerns, you may contact **Chuck C. via Nextdoor app** or email the **HPOA Board** directly at [hpoaboard@protonmail.com](mailto:hpoaboard@protonmail.com) for assistance.



## COVENANTS, CONDITIONS AND RESTRICTIONS (CC&Rs)

As a reminder, when property owners purchase property in Hiddenbrooke, they agree to abide by the CC&Rs. This agreement is officially recorded and filed with the state, making it legally binding for every property owner within the community. All residents, homeowners, and non-homeowners should be aware of the Hiddenbrooke CC&Rs. *All Hiddenbrooke homeowners, including those belonging to Sub-HOAs, must comply with the master agreement.* CC&Rs can be found online at the following URL: <https://hiddenbrookeonline.org/ccrs/>



## CC&R OF THE QUARTER

Summer is here, and many residents are enjoying seasonal activities that often involve recreational vehicles such as boats, RVs, and campers. With this increased activity, the HPOA has seen a noticeable rise in prohibited vehicle violations. We kindly remind all residents to review CC&R Section 4.22, which outlines regulations regarding prohibited vehicles. The full CC&Rs are available online <https://hiddenbrookeonline.org/ccrs/>

Recent inspections found several Sprinter-type RVs parked in driveways. As stated in CC&R Section 4.22, recreational vehicles must be stored inside a garage—not in driveways. If your RV doesn't fit in your garage, please use a professionally managed storage facility outside of Hiddenbrooke.



**MONTHLY INSPECTIONS**

*RealManage*

RealManage conducts monthly inspections throughout Hiddenbrooke to keep our community safe and well-maintained. Violations are documented, and homeowners receive courtesy letters to address issues. We encourage all residents to be proactive in maintaining their properties and staying in compliance with the Hiddenbrooke CC&Rs. When in doubt, refer to the CC&Rs. If you have questions or need clarification, you're welcome to contact RealManage or attend the Monthly Open Session with the HPOA Board of Directors—we're here to help!



**NATIONAL NIGHT OUT (NNO)**

*Social Committee Director: Vacant*

Date: October 7, 2025

Time: 4 pm to 8 pm

Place: Hiddenbrooke Park

Food: A food truck site to purchase food.

Please bring your family to celebrate National Night Out. There will be games, food, and fun. Since the NNO will be held in October, there will be a Halloween theme. There will be prizes for the best children's Halloween costumes. The HPOA will also be giving out free pumpkins to the first 100 kids.



**SOCIAL COMMITTEE**

*Social Committee Director: Vacant*

We're seeking residents to join the Hiddenbrooke Social Committee, which plans and organizes community events year-round. Interested? Please contact the HPOA at [hpoaboard@protonmail.com](mailto:hpoaboard@protonmail.com) to get involved and help keep our community connected.



**UPCOMING HPOA MEETINGS**

HPOA Annual Meeting

June 25, 2025 at 6 pm

National Night Out

October 7, 2025, 4 pm to 8 pm



**THANK YOU**

The HPOA Board of Directors and Committee Members want to thank all the residents who do their part to keep our community a safe, secure, and beautiful place to live.

