



HIDDENBROOKE TIMES

October 2025 Newsletter

Message from the HPOA Board of Directors

Greetings Residents! The Hiddenbrooke Property Owners Association (HPOA) believes that clear and consistent communication is crucial to maintaining our community's engagement and information. This quarterly newsletter is designed to keep you updated on important developments, upcoming events, and topics that matter to our neighborhood. Our goal is to make each issue informative, helpful, and relevant to your everyday life in Hiddenbrooke. We look forward to reconnecting with you through the *Hiddenbrooke Times*!

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)	https://hiddenbrookeonline.org/ccrs/
Click Fix	https://seeclickfix.com/vallejo
Vallejo Supervisor Alexander Matias	Alexander.Matias@cityofvallejo.net
Hiddenbrooke Online	https://hiddenbrookeonline.org/homeowners-assoc/
HPOA Board	hpoaboard@protonmail.com

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) Chair: Marcelline Mahern

Hiddenbrooke Maintenance Division (HMD) Advisory Committee Chair: Byrne Conley

Improvement District Bond Committee Chair: Byrne Conley

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 2025 National Night Out – this year's event will be held on Tuesday, October 7th.
- 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.
- Communicated concerns to Solano County Officials about increased traffic and safety concerns having to do with the ABC Farms-Hiddenbrooke.



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. HARC approval is required by the CC&Rs before starting any home improvement project by completing a [HARC Home Enhancements Application](#)

Reminder: The Federal Residential Clean Energy Credit expires on December 31, 2025, and the Clean Vehicle Credit expires on September 30th, 2025. The \$50 fee to file an application is waived for the installation of solar and batteries. HARC typically reviews completed applications within one business week.

Electric Vehicle (EV) Chargers:

HARC approval is required prior to installation of EV Chargers. The Hiddenbrooke Landscape and Design Guideline for Car Chargers was added in December 2024 and can be found in Chapter 5 section L-20 of the CC&R. State and municipal requirements must be met for the installation. To date, HARC has only received one application. Violators will be notified.

Fence Stain guideline change:

Over the years HARC has made several updates to the pre-approved stain types and colors. The most recent Fence stain Guidelines required a HARC application and approval for all fence stain/paint projects even if the homeowner plans to use the same. However, residents have been confused and used old stain colors or never referred to the guidelines. This has resulted in an inconsistent and unattractive appearance throughout the community. Therefore, HARC is enacting new fence stain guidelines to ensure a more cohesive and attractive look. HARC will only approve two options for property owners when they are ready to refresh their fences: Cabot Natural Transparent Stain or Cabot Mission Brown Semi-solid / Solid. The link for the application can be found on the HARC website.



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.



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 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

Outdoor Holiday Decorations. The holiday season is here, and as a reminder, holiday decorations and lights may not be placed on a Lot more than thirty (30) days before the holiday and must be removed within fourteen (14) days following the holiday for which the decorations and/or lights were installed. The full CC&Rs are available online <https://hiddenbrookeonline.org/ccrs/>



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!

REAL ESTATE

OPEN HOUSE SIGNS ON HMD PROPERTY ARE PROHIBITED! If you are selling your home, please remind your real estate agent that *Open House* signs are not permitted on HMD property. CC&R 4.20 specifically addresses this issue. Section (b) allows for a single sign of customary and reasonable dimension and design complying with the association or Design Guidelines and reasonably located **on a Lot** advertising a Lot for sale or rent ("Real Estate Signs"). However, such Real Estate Signs are **not permitted on HMD property**. Including along Hiddenbrooke Parkway and both sides of the entrance to the Development, including the Hiddenbrooke Waterfall.

PROPOSED DOG PARK

There are no updates on the proposed dog park.

HIDDENBROOKE PARKWAY AND I-80 TURN CIRCLE STATUS

Work is progressing on the 100% design of the South Turn Circle which will be located at the intersection of Hiddenbrooke Parkway, McGary Road, and I-80. The project was delayed after Caltrans reassigned the project manager. Regulatory approvals remain pending with U.S. Fish and Wildlife and the Army Corps of

Engineers. The design package was submitted to CALTRANS on or about September 1, 2025. The project approval is pending.



NATIONAL NIGHT OUT (NNO)

Social Committee Director: Vacant

Please bring your family to celebrate National Night Out. Help celebrate community, safety, and pride. There will be games, food and fun. The HPOA will be giving out free pumpkins to the first 100 kids. There will be a children's Halloween Tent with courtesy activities for the kids such as Fantasy Faces (Face Painting), free pumpkins, candy and toys. Halloween Costumes are encouraged.

Date: Tuesday, October 7, 2025

Time: 4 pm to 8 pm

Place: Hiddenbrooke Park, 7098 Alder Creek Road, Vallejo, CA

Food: Cooked by Gio, Filipino Food Truck and TEA J's Specialty Drinks will provide food and drinks for purchase.



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 to get involved and help keep our community connected.

THE VILLAGE AT HIDDENBROOKE — HALLOWEEN EVENT 2025

It's that time of the year that the Village gates will be open for a few hours so ghosts, ghouls, superheroes, and cartoon characters may haunt-walk the village for treats. The Village community is asking for volunteers to assist and to help make it a safe & fun Halloween night. Interested donors/helpers should email: thevillagehalloween@gmail.com.

Oct. 31, 2025 Vehicle Gate Open from 4:30pm – 6:00pm.

Oct. 31, 2025 Pedestrian Gate Open from 6:00pm – 8:00pm

ABC TREE FARMS - HIDDENBROOKE

Residents may be wondering about the construction approximately 1 mile east of the Waterfall, located on McGary Road. It was recently learned that ABC Tree Farms will soon open a new location near the intersection of Hiddenbrooke Parkway and McGary Road, just off Interstate 80, which will be known as ABC Tree Farms–Hiddenbrooke

ABC Tree Farms, part of a corporation with 21 locations across California, has operated in the state for over 40 years. They specialize in fruit/vegetable stands, Pumpkin Patches, and Christmas Tree Lots.

On Thursday, September 25, 2025, the HPOA Board of Directors met with Solano County Planning Department officials to discuss the anticipated increase in traffic, traffic safety concerns, and traffic

mitigation related to this project. Attendees included the HPOA Board, the County Planning Manager, County Traffic Engineer and Surveyor and District 1 and 2 County Supervisors.

The Board emphasized concerns about increased traffic and existing safety issues at the nearby intersections, particularly where Hiddenbrooke Parkway, McGary Road, I-80, and American Canyon Road meet—a complex area with nine stop signs and a challenging traffic layout. Additional traffic from the new farm is expected to worsen current conditions.

County officials acknowledged these concerns and confirmed that traffic will increase. To help manage congestion, ABC Tree Farms – Hiddenbrooke has hired a professional Traffic Management Company to handle on-site traffic during business hours. Incoming traffic will primarily enter via the I-80 interchange at Hiddenbrooke, while exiting traffic will be directed to Red Top Road.

The County Planning Department will conduct regular site inspections to ensure the Traffic Management Plan is followed. Additionally, the HPOA Board will monitor conditions, provide feedback, and in a follow-up meeting 30 days after the Farm opens meet with County officials about any continuing traffic problems. We appreciate your patience as ABC Tree Farms – Hiddenbrooke and Solano County work through these traffic mitigation efforts.

Questions or concerns about the ABC Tree Farm-Hiddenbrooke may be emailed to Solano County Planning Program Manager Allan Calder AMCalder@solanocounty.gov



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.

