

February 1, 2008
Q1 2008



HIDDEN COVE

COMMUNITY NEWSLETTER



Hidden Cove Homeowners Association www.geocities.com/hiddencovehoa hiddencovehoa@yahoo.com
Norcross, GA 30092

2008 @ Hidden Cove

by Hidden Cove HOA

An open letter from the board...

Dear Residents of Hidden Cove,

As we move into the early months of 2008, we are asking all residents to focus on maintaining the standards of our community. In order to preserve the aesthetical appeal, cleanliness and uniformity of our community and ensure an increase in future property values, even the smallest details and improvements can be so important. The homeowners board serves as a community-based outlet for voicing community concerns and handling pertinent issues, however, it is the responsibility of each individual resident to maintain accountability for what we can.

There has been some confusion about where residents should direct questions and concerns about the community. Please direct any correspondence regarding the following issues to

Homeowners Board Updates

by Hidden Cove HOA

We have recently completed assignment of positions for the homeowners' board and have welcomed several new members. The board will continue to interact with CCM to oversee community-related activities, repairs, budgets and other key issues.

Following is a list of board members and assigned roles:

COMMUNITY CLUB MANAGEMENT

(Property Management for Hidden Cove)

11735 Pointe Place

Roswell, GA 30076

Phone (770) 751-8333

Fax (770) 751-8343

Website: www.communityclubmgmt.com

Email: info@communityclubmgmt.com

CCM... gate, exterior maintenance, landscaping questions, billing/dues, resident directory, realtor access, and all related inquiries.

If you have other concerns or issues with violations of community standards, please email the board at hiddencovehoa@yahoo.com or visit our website (www.geocities.com/hiddencovehoa) for specific instructions in terms of how best to proceed. This includes concerns related to neighbor pets, trash, vehicles, parking, etc...

We look forward to a great year! – HOA

President – Laura Giles

Vice President – Lauren Thrash

Treasurer – Sabrena Murray

Secretary – Carolyn Grant

If you are interested in assisting with the board and/or related community activities, please email hiddencovehoa@yahoo.com

Architectural Standards

by Hidden Cove HOA

Our community is governed by a set of architectural guidelines and standards that relate to items such as approved paint colors, patio furniture, handling of trash, responsibilities of pet ownership and other pertinent issues. The management company (CCM) conducts regularly-scheduled property inspections and works with the HOA board/Architectural Control Committee (ACC) to address any infractions. These are all important issues that constantly generate complaints through the HOA mailbox. Please note that these rules apply to all residents, whether you own or rent your home. Hidden



Our community ACC standards serve to preserve the community's appearance

Cove is not an apartment complex and there is no on-site management. Please be respectful of your neighbors and of the property in general. To report violations, contact Community Club Management via phone or email. To view a copy of our community architectural standards, visit

<http://www.geocities.com/hiddencovehoa/ACCguidelinesFeb0707.doc>

Trash & Pet Waste Concerns

by Hidden Cove HOA

We have received numerous complaints from residents pertaining to trash and pet waste issues.

Resident trash cans should be placed in front of the unit only on the day prior to or day of trash service and should be moved to the back of the unit following trash pickup (before end of pickup day.) Several residents continue to leave their trash cans in front of their units for extended time periods. This is a violation of our community architectural standards and, due to the volume of infractions, this has become a key community issue and measures will be taken to prevent such violations.

We have also received numerous complaints about residents who are not properly cleaning up and disposing of pet waste and/or are not maintaining proper supervision of their pets. If you see any residents who are violating our community pet standards, please report the occurrence to the Gwinnett County Animal Control office:

Sammy Jeanes

Gwinnett County Animal Control

Phone: (770) 339-3200

Email: sammy.jeanes@gwinnettcountry.com



It is critical for all residents to be proactive and work together in order to maintain the standards of our community.

Gwinnett Co. Happenings

by Hidden Cove HOA

Water Conservation/Toilet Rebates: Gwinnett County is participating in a regional rebate program which is proposed to be retroactive to September 28, 2007. The rebates will be \$100 for high efficiency toilets and \$50 for ultra low flush toilets. This program is expected to begin in February 2008. Keep your receipts! Visit www.gwinnettcountry.com for more information.

Atlanta Braves AAA franchise coming to Gwinnett: The Gwinnett County Board of Commissioners approved a letter of intent with the Gwinnett Convention and Visitors Bureau and the Atlanta Braves to relocate the team's Class AAA minor-league affiliate from Richmond, Virginia, to a 12-acre site in Gwinnett County beginning with the 2009 season.

New Aquatic Center Opens: The new 31,040-square-foot Bethesda Park Aquatic Center includes a nearly 7,000-square-foot indoor leisure pool with zero-entry beach-style access, a 100-foot slide that exits and then re-enters the building, a river channel, hydrotherapy benches, water play structure, tumble buckets, vortex, and a ceiling spray. The facility also boasts a four-lane, 2,500-square-foot constant-depth instructional pool and a wet classroom. Registration is now available for swim lessons and water exercise classes. Bethesda Park Aquatic Center is located in Bethesda Park at 225 Bethesda Church Road in Lawrenceville. For more information or to register for lessons and classes, visit www.gwinnettparks.com or call 678.924.6334.

February 23 – Park'nership/people'n'parks: 9AM–Noon. Join GCPR and the Gwinnett Parks Foundation in beautifying our parks! Come together with others from the community to paint, plant, mulch, wash, and have fun. On Feb. 23, we will be at Rhodes



Gwinnett County is home to an exquisite array of parks & recreational activities

Jordan Park (100 East Crogan St. in Lawrenceville), George Pierce Park (55 Buford Hwy. in Suwanee), and Lucky Shoals Park (4651 Britt Rd. in Norcross). Visit www.gwinnettparksfoundation.org for more information or call 770.416.2060.

Commemorative Benches & Trees: The Gwinnett County Parks Foundation is offering the opportunity for individuals, families and organizations to purchase trees or park benches in memory of loved ones. For more information, visit www.gwinnettparksfoundation.org/commemorative.php

In Closing...

by Hidden Cove HOA

Please feel free to submit any suggestions for improvements to the newsletter to the HOA (hiddencovehoa@yahoo.com)



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