

Hidden Hamlet Association Year in Review Recap

Good afternoon owners of the Hidden Hamlet, Happy Friday!

I hope this email finds you well and everyone is off to a great start in 2021. We are sad that we could not hold the annual owners meeting at Nubs in December, but still wanted to send out a recap of everything that would have been covered at the meeting and summarize some of the things that came up in 2020. If you have any questions after reading please be sure to let me know and we will compile a follow up email providing answers to any questions that come up.

Treasurer's Report:

The last fiscal year was financially good to the association.

Revenues were consistent with the prior year, mostly from the Annual Dues Assessment, minimal amounts from transfer fees.

Most expenses were also consistent with prior years.

We were at the end of a multi-year refuse collection agreement so the expense was similar to the last few years but the new agreement will likely show an increase in the near future years starting in this current fiscal year.

Good news/Bad news, snowfall was down for this last fiscal year. December, 2019 and Jan, 2020 had significantly less snowfall than the prior few years giving way to significantly lower snowplowing expense. We had a great break in significantly lower snow plowing costs in the fiscal year ending June 30, 2020.

The largest change in expenses for the year ended was the decrease in the snowplowing expense of approximately \$ 12,500.

We also had small savings in the pumphouse operations but those are likely anomalies as these testing and operations are expected to increase as the State is requiring more testing and reporting each year.

These savings have allowed the bank balance to increase to a very comfortable level. We have entered the current fiscal year being fiscally in great shape and better than the last four or five years. We must keep in mind that these numbers are for "normal operations" of the Hamlet. The current Capital Improvement assessment does not have any effect on these numbers and it must be remembered that without a complete collection of the assessment, that we may have a problem paying for the new required addition to the water system that is an integral part of the emergency backup part of the water system.

Special Assessment:

As most of you are aware this year we had a special assessment for capital improvements within the Hamlet. If you have not sent yours in yet please be sure to get it in as they are now past due. This assessment will allow us to ensure the quality of life we are accustomed to in the Hamlet can remain going forward and some of the immediate benefits you can expect from the assessment are as follows:

- A new well is scheduled to be installed in early spring of this year. This project has been in the works for several years and this will ensure that we maintain our high water quality going forward. Present day the well being replaced is unable to produce sufficient output to provide water to all dwellings in the event of a power outage. This project will ensure we have no water issues in the future and will significantly reduce the likelihood of a boil water advisory in the event of a power outage.

- New trash cans are scheduled to be purchased and delivered sometime in early spring. Each property will have a standardized trash can that can be picked up by a garbage truck which should aid in trash removal and many of the issues we have had with trash removal over the past few years. Each property will own their own trash can and they will be ours regardless of who our trash removal company is in the future.

Snow Removal

Tri county excavating is doing snow removal for us this year as they have for the past several years. My conversations with them have been very positive and they are dedicated to providing the best quality they can. I know we have had some owners over the past few years who have had some issues with their driveway being tore up by the blade on the plow or some of their landscaping getting torn up a little bit. There are many unique and different driveways and landscaping styles, one of the unique features of the Hamlet is the variety of designs and layouts. They do their best at ensuring all owners have high quality service which can be difficult given the variety of driveway layouts within the Hamlet. If you do have any issues with your snow removal please call them and discuss their concerns, they will do their best to accommodate and address any issues that come up.

Trash Removal

We have had some issues with Little Traverse not taking cans back to the properties over the past few months. Little Traverse has had some new employees start over the past few months and they are still learning the process of trash collection in the Hamlet. I have addressed these concerns with Little Traverse and they are working to ensure their new employees understand that they should be taking the cans back. Much like snow plowing, if you have reoccurring issues please reach out to them directly to discuss as they too are dedicated to proving the best service possible.

Short Term Rentals

Beginning with the collection of dues in 2019 we included a rental reporting form with the annual assessment to be completed by anyone who uses their property for short term rentals. We are proactively monitoring trends in rental reporting to ensure all owners are following the required guidelines stated in the bylaws regarding short term rentals. If you are renting, or are considering renting please take a moment to check out the bylaws section on the Hidden Hamlet website to ensure you are compliant with all guidelines. One of the best features of the Hamlet is the privacy and exclusivity that it offers without a significant amount of noise and nuisance from non-owners and we want to ensure that is the case going forward.

Board Members

If you are interested in joining the Hidden Hamlet board, or would like to attend a meeting to see if it is something you would be interested in please let me know and we will make sure you receive an invite to the next board meeting. Currently the meetings are being conducted via Zoom to ensure social distancing. We typically meet once a quarter to go over outstanding issues that require board involvement and discussion. If this is something you may be interested in, or would like to attend a meeting to see if it's something you may be interested in please let me know.

If there are any questions you have that you would like some clarity on, or if there is something that wasn't included that you would like some additional information on please let me know and we will ensure that it gets included in the follow up recap email.

Thank you for being a member of our great neighborhood and have a fantastic 2021!

-Justin Wilson
President, Hidden Hamlet HOA
248-469-5966