

*** NOTICE ***

2023 Year End Changes & Reminders

November 19, 2023

hvltrustees@yahoo.com

**Hidden Valley Lakes is under *NEW MANAGEMENT* with your *NEW Board of Trustees*.
Restrictive Covenants, Charter, Bi-laws and Indentures will be strictly enforced.**

- Effective June 1st, 2023 there will be No living on Camping lots as Full-Time Residency. Camping lots are for camping ONLY. Only weekenders/camping owners will be allowed to use our shower-houses/water hydrants. All others need to be self-sustained, unless grandfathered.
- All campers must be 8 years or newer AND all buildings and materials must be **NEW**. Both must be pre-approved by Trustees *PRIOR* to being moved from another lot OR brought into our community or it will be refused.
- Our Mailboxes are RESERVED for our full-time residents ONLY.
- This is your official 30-day Clean-up Notice, take it seriously. No more trashy lots, old or deserted campers nor unregistered/uninsured/inoperable vehicles. Any unauthorized vehicle or camper on our lots or roads will be towable at owner's expense.
- All Fines are being enforced and the assigned fees will be sent with our upcoming Annual 2024 newsletter.
- A \$2.00 Package Handling Fee, medications excluded, is applicable for all Deeded Property Owners & Registered Guests. All other packages will be refused.
- We reserve the right to refuse service to anyone obnoxious, vulgar, profane, belligerent, intoxicated, aggressive or otherwise unprofessional.
- Our Gates and Bathhouses are being revamped with Access Readers and Pre-registration will be required for entry. Bathroom/pool amenities will ONLY be accessible by paid assessment owners or paid resident guests.
- A new \$10./ per MONTH/PER LOT Late Fee on all past due accounts will apply within 30 days.
- Collections will begin within 90 days. If left unpaid after 6 months, liens for debt collection will be placed on **ALL registered property owners who are named on the deed.**
- Hidden Valley Lakes Camping lots START at \$4,000 and Multi-Purpose lots START at \$6,000. Property Owners can expect to charge similar amounts based on current values. However, due to scams, fraudulent deeds, solid waste liens, delinquent assessments, and taxes, we strongly recommend you filter future sales through our office beforehand to safeguard yourself and educate them on our private restricted community.
- All **NEW** owners are liable for all debt and cleanup of property. We require a \$75./per person background check with pre-approval by the Trustees prior to purchase. Once approved and purchased, all New owners will need to setup a New Property Owner account with us for \$100. Each deeded person must be present with Photo ID. All property sales require a \$50.00 per lot transfer fee.

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- All Guests MUST be pre-registered at our office with a Photo ID to receive a "Guest Pass" up to 3 days. If you wish for them to stay longer than 14 days, a background check is required and trustee approval beforehand.
- NEW Resident Guest Pass Fees will increase to \$500.pp/year effective January 1st, 2024 to **discourage** renting or Full-time guests. All known, current paying guests will increase to \$300.pp/year moving forward. Trustees prefer you purchase a lot from Hidden Valley Lakes, Inc.; we offer in-house financing. Another reminder, NO RENTING is allowed in Hidden Valley Lakes and Fines will be placed per day, per person for those in violation.
- Effective immediately, due to excessive abuse, adding people to your deed to avoid guest fees, will be charged \$100.pp/year (outside of your immediate legal family ONLY-Spouse/Children). NO ONE LIVES IN THE VALLEY FREE any longer.
- Our last increase was 17 years ago. Due to inflation, Assessments will increase to \$200.00 per year, per lot, effective January 1st, 2024. We are in the midst of developing a new website that should be live January 1st, 2024 enabling you to create your own secure account to set up monthly or yearly payment plans. Sign up today to be notified <https://www.hiddenvalleylakestn.com>

Moving ahead, our projected upcoming NEEDS are as follows:

- 2 New & Improved Septic Systems for Bathhouse 3 (Southside/currently closed) and Bathhouse 2 (Northside/currently closed) at \$18,000 +/- EACH.
- 3 New Dump Stations (currently only 1 is functional at Bathhouse 5) \$10,000+ EACH.
- Additional Security Cameras \$5,000+.
- Permanent Fencing to secure our perimeter. \$\$\$ Quotes Pending.
- 24 Hour Security Person(s) and/or Roving Patrol \$125,000.
- New Equipment (Mower, Tractor, Backhoe, etc..).
- Replacement windows in Clubhouse.
- Office, Clubhouse, Bathhouses (New paint, soffit replacement, floors/walls concrete finished).
- Office/Bathhouse Upgrades (Plumbing is 40+ years old, old/brittle CVPVC) Quotes Pending.
- Commercial Hot Water Heaters \$4-6,000 EACH incl. professional installation.
- New Metal Locking Mailboxes/with Pavilion & Concrete Slab (\$8,000+).
- Electric / Water Lines require underground conduit installation.
- Additional employees (Bookkeeping, Maintenance).
- ROADS, ROADS, ROADS, ROADS!!!!!!

As you can see, we have much to do and unfortunately, we haven't had the funds to make the necessary upgrades. With the help of our NEW POA attorney, and a dedicated team of hard-working professional trustees, the future ahead looks brighter for us all. Thank you to all those who continue to support Hidden Valley Lakes, Inc. We appreciate your understanding and cooperation moving ahead in 2024.

** PS. If you haven't paid your balance in full, please do so IMMEDIATELY to avoid \$10.00 per month late fees ahead.