



HIDDEN HARBOR HIGHLIGHTS

SUMMER 2009

BOARD of ADMINISTRATION

Richard Kleinhans	President
Richard Marquis	Vice-President
Sam Bovalino	Treasurer/Secretary
Frank Carotenuto	Director
Ken Lewis	Director
Robert Philbrook	Director
George Syrett	Director
Marilyn Lewis	Landscaping Chairperson

MANAGEMENT

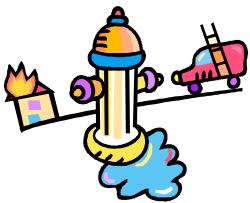
Reconcilable Differences, Inc.
 109 Long Point Road
 Cape Canaveral, FL 32920
 Office: 321-799-0660 Fax: 321-799-0630
 E-Mail: RecDif@earthlink.net
 Website: www.ReconcilableDifferences.net

2008 TAX REVIEW:

The 2008 tax review is available to all owners free of charge. Please contact management if you wish a copy mailed to you.



EMERGENCY CALLS:

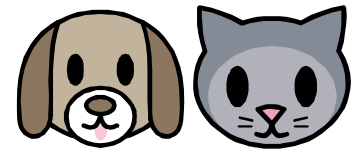


The management emergency line is to be used for true emergencies ONLY. Management and maintenance personnel are not contracted to unlock doors for you when keys are lost or you've locked yourself out. It's your responsibility to call a locksmith if this is the case.

POOL USE:

Please remember that children under 14 MUST be accompanied by a parent or guardian when at the pool; not just an older friend or relative, but a real adult who will supervise the child. Toddlers MUST wear leak-proof "Swimmers" when using the pool. Anyone not complying will be asked to leave the pool area and if additional chemicals are needed, they will be charged for the expense. We also had a problem with a grill in the pool area. Not only is this against county code, but the person actually cleaned their grill under the shower and left the old coals and debris where people stand. Please let management know if you see these types of things. We need details in order to stop it!

PET WALKING & PICK UP:



Many residents have pets. Unfortunately, yipping dogs in the middle of the night or lonely dogs barking all day affect neighbors negatively. Those with cats need a litter box. Cats cannot be allowed out alone. PLEASE REMEMBER that your actions or lack thereof affect MANY people in a condominium. County regulations requires you to keep all pets on leashes

when outside and to clean up after them IMMEDIATELY. And please remember that you cannot walk your pets in the grass areas in Hidden Harbor. Pet walking areas are the PERIMETER of the property.

DEBRIS IN DUMPSTERS:

When renovating your unit, please remember to have your contractor take all debris off site. Do not place carpet, padding, cabinets, doors and appliances in or near the dumpsters. Waste Management is willing to pick up large items and appliances if you CALL for PICK-UP (723-4455), but because this is a condominium, they will NOT pick up cabinets or carpets that are placed in or near the dumpster. They will drive right by and then our maintenance man has to remove the item, cut it up in very small pieces or take it to the dump himself.

INSURANCE REMINDER:

-As of January 1, 2009, Florida Statute requires all unit owners to procure insurance on their unit, an H06 policy. This new statute also requires that the policy has a minimum \$2,000 "Loss Assessment Coverage". This rider will pay you up to your maximum amount toward any required Special Assessment that the Association votes on in the case of catastrophic property damage. Make sure to update your policy with this coverage and make sure the agent sends a "Certificate of Insurance" to the Association, care of RDI.

Certificates of Insurance: Statewide Insurance is now capable of accepting certificate of insurance requests online. Statewide strongly encourages all unit owners to always request a copy of the certificate for themselves; this way when you receive a copy you will know the mortgage holder has received their copy as well. Send requests to: http://www.statewidecondo.com/certificates_of_insurance



FEEDING BIRDS AND SQUIRRELS:

We appear to have a problem with people who insist on feeding birds and squirrels even though they have been asked to desist repeatedly. Not only can it cause problems if critters get into the attics, there's damage to the shingles where the birds leave droppings. It's also very unsanitary when one must walk through droppings on the sidewalk in order to get to their unit or worse yet, when residents and guests get "bombed". If you're presently feeding the birds or burying peanuts so the squirrels can dig them up, you MUST stop immediately. If the association is forced to contact our attorney, the offenders will be billed for all expenses incurred.

Please remember that this property is your home and take care of it as you would if you had to pay for all repairs. If you drop or spill, clean it up as quickly as possible and if you see neighbors not taking care, either remind them or call management and we will remind them!



HIDDEN HARBOR HIGHLIGHTS

SPRING 2009

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ANNUAL MEETING:

The Annual Members' Meeting was held Wednesday evening, January 28th. We barely had a quorum present because 32 units did not send in a proxy or attend in person. Board members had to actually knock on doors to obtain the required number of votes to proceed. If they hadn't, we would have had to waste more money on postage and copies to re-hold the Annual Meeting. Please remember that when we ask for your presence or your vote, we REALLY need it. It is VERY important that all owners participate in their Association!

SPRINKLERS:

The irrigation system at Hidden Harbor was very old and not working adequately. The Board voted to change the hydraulic valves to electric, and added 2 more valves for complete coverage. We then had to replace the well pump. Once all was installed and

working properly, AT&T came in and dug up some areas of the property, undoing some of the new work. We believe the system is now working properly, but another problem has again come up. Vandals are pulling sprinkler heads out of the ground and sometimes taking those sprinklers away completely. No one has seen the vandals, but it is not a system problem; it is definitely human intervention. Please keep an eye out and if you see anyone unscrewing or digging around our sprinklers, say something to them and call management or maintenance quickly! Their vandalism costs everyone when we have to buy new heads.

POOL USE:

Please remember that children under 14 MUST be accompanied by a parent or guardian when at the pool; not just an older friend or relative, but a real adult who will supervise the child. We have had people bring pets into the pool area, which is illegal per county regulations, and pool rules are being ignored by the children who are left alone at the pool.

PET WALKING & PLAYING IN THE COURTYARDS:

Many residents have pets. Most of the time, they are a joy and companionship for the owner. Unfortunately, some pets affect neighbors when they are allowed to bark at inopportune times. Middle of

the night barking affects neighbors who need their sleep, and other pets are barking all day while their owners are away, which is a problem for residents who are at home. We also have a problem with pets allowed to roam free to defecate. PLEASE REMEMBER that your actions or lack thereof affect MANY people in a condominium. County regulations requires you to keep all pets on leashes when outside and to clean up after them IMMEDIATELY. And please remember that you cannot walk your pets in the grass areas of Hidden Harbor. Pet walking areas are the PERIMETER of the property.

DEBRIS IN DUMPSTERS:

The Association is having a problem with residents renovating their units and placing carpet, padding, cabinets, doors and appliances in or near the dumpsters. Waste Management is willing to pick up large items and appliances if you CALL for PICK-UP (723-4455), but because this is a condominium, they will NOT pick up cabinets or carpets that are placed in or near the dumpster. They will drive right by and then our maintenance man has to remove the item, cut it up in very small pieces or take it to the dump himself. Again, this costs ALL owners by wasting the maintenance man's time. Ideally, please have your renovation debris removed by your contractor or take it to the dump yourself!

Insurance REMINDER:

As of January 1, 2009, Florida Statute requires all unit owners to procure insurance on their unit, an H06 policy.

This new statute also requires that the policy has a minimum \$2,000 "Loss Assessment Coverage". This rider will pay you up to your maximum amount toward any required Special Assessment that the Association votes on in the case of catastrophic property damage. Make sure to update your policy with this coverage and make sure the agent sends a "Certificate of Insurance" to the Association, care of RDI. Statute allows the Association to obtain a policy for you if you do not have one, and bill you for it if we do not receive proof of your coverage.

PAINTING IS ALMOST COMPLETE!

As you may have noticed, the buildings are being painted and the process is almost complete! Address and building numbers are being replaced with new ones and Ted is in the process of constructing new display boards. Once the painting is complete, the landscape committee will determine which plants would be best suited for specific areas. Those areas where plants had to be removed due to infestation will receive new plantings. We just ask for your patience while the committee gets all the facts needed and finds the best plants at the best price!

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