



HIDDEN HARBOR HIGHLIGHTS

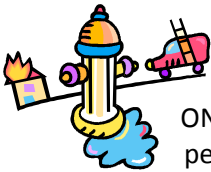
APRIL 2010

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MANAGEMENT

Kathy Watts/Michelle Dugan/Sarah Dugan
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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 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. 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. 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.



2009 TAX REVIEW:

The 2009 tax review is being completed and will be available to all owners free of charge. Please contact management if you wish a copy mailed to you when they're available.



PET WALKING & PICK UP:

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 in 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!



LANDSCAPE COMMITTEE;

This year Hidden Harbor has contracted with Lor-Del Landscaping to do the grass cutting, trimming and maintain the shrubbery and plantings. I think everyone will agree that they have made a dramatic difference in the appearance of our property. New palms, shrubs, plants and grasses have been planted and mulched on the East end of Building 1, East end of Building 3, South end of Building 1 and the entire East side of Building 1 fronting A1A. Our center Island (entrance of A1A) was completely redone with new plant material including two different types of grasses, crotons, red sister's and red hibiscus as well as being mulched. In addition the Hidden Harbor sign was enhanced by replacement of the logo decals on the North and South side. The Landscape Committee appreciates the funding and support of our Board of Directors.



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.

-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

SAVE MONEY-VACANT UNITS:

It is imperative that the air conditioning be kept on even though a unit is not occupied in order to prevent mold from establishing a foothold. Any owner refusing to do so will be held responsible for any damage to not only their unit but to those units attached. Damage to your unit can be extremely costly as well.



Hurricane Categories

Category 1: Winds of 74 – 95 mph

Category 2: Winds of 94 – 110 mph

Category 3: Winds of 111 – 130 mph

Category 4: Winds of 131 – 155 mph



HURRICANE PREPAREDNESS:

Here are some helpful tips in being prepared for the next hurricane season.

Include a 3 to 7 day supply of the following items:

- ✓ Batteries
- ✓ Battery operated radio
- ✓ Bleach (without lemon or additives)
- ✓ Butane lighters and/or matches
- ✓ Camera & film
- ✓ Cleaning & sanitizing supplies
- ✓ Eating utensils (disposable)
- ✓ Extension cords
- ✓ Fire extinguisher
- ✓ First-aid kit
- ✓ Flashlights
- ✓ Fuel for car
- ✓ Prescriptions
- ✓ Manual can-opener
- ✓ Non-perishable canned or packaged foods & beverages
- ✓ Plastic trash bags
- ✓ Tarps
- ✓ Toiletries: toilet paper & personal hygiene items
- ✓ Water (7 gallons per person)
- ✓ Pack up important documents & important papers in waterproof bags

Prepare your home for the storm:

1. Develop a complete plan of action with the entire family. This should include evacuation, procedures and preparation tips for both inside and outside the house.
2. **Have a back-up plan if key person is not available.**
3. Get cash from ATM / bank.
4. Determine evacuation routes.

Useful Numbers

Brevard County Emergency Management
321-637-6670

Information Line During Disasters ONLY
321-637-6674 or 211

Web Site: www.embrevard.com