

# Welcome to Hiddenbrooke

## Information for Renters

### **Hiddenbrooke Community!**

Hiddenbrooke encompasses 1,300 acres of recreational amenities, open space and single family homes. Our beautiful "hidden valley" includes 14 distinctive neighborhoods with homes ranging in size from 1,500 square feet up to more than 3,000 square feet. Central to the community is Hiddenbrooke Golf Course, a spectacular 18-hole Arnold Palmer Signature Course that is rated one of the best in the region. Please refrain from walking on the course unless of course you are golfing.

There are two separate organizations in Hiddenbrooke that help keep our community well maintained and a safe and enjoyable place to live-- the Hiddenbrooke Property Owners Association and the Hiddenbrooke Community Association. Information on each of these groups can be found below.

### **Hiddenbrooke Covenants, Conditions & Restrictions (CC&R)**

- Renters, like owners, must comply with the community's adopted CC&R's. For a complete list or additional information our CC&R 's and how they are enforced , please log onto [www.hiddenbrookeonline.org](http://www.hiddenbrookeonline.org) select the Property Owners tab and then the CC&R Information tab
- All CC&R violation notices are sent to the physical address as well as the owner. It is your responsibility to correct any violations within the specified time should you receive a notice; uncorrected violations will lead to fines
- Renters should always forward annual dues/collection letters to the owners, otherwise the owners may not be aware that they are overdue in their payments and this could result in the owner being sent to Collection
- You should be aware that each month, HPOA performs an inspection drive throughout the Hiddenbrooke community and will notify owners when there are CC&R violations
- Any yard improvements must first be cleared with the owner, and go through review by the Hiddenbrooke Architectural Review Committee (HARC)

### **Welcome Center:**

- The Welcome Center is staffed 24 hours a day, 7 days a week by All Phase Security
- The Welcome Center's unarmed security guards make periodic patrols of Hiddenbrooke Community
- All Phase security is trained in the use of Automated External Defibrillator (AED), but always call 911 first in an emergency
- Phone Number: 707-558-9697

### **Parking:**

- All Hiddenbrooke residents are encouraged to park their vehicle (s) in their garage
- Vehicles are only allowed to be parked on the street for 72 hours
- At no time are boats, golf carts, mobile homes, recreational motor homes, recreational vehicles, trailers of any kind, truck campers larger than a three-quarter (3/4) ton pick-up truck, or commercial vehicle to be kept, placed, maintained, parked, constructed, reconstructed or repaired upon any lot or street in such a manner as will be visible from neighboring property or adjacent streets except that a commercial vehicle that is not larger than a three-quarter (3/4) ton pick-up truck may be parked in a garage
- Dilapidated or vehicles under repair shall not be parked anywhere on the homeowners property or within the Hiddenbrooke community

### **Animals:**

- Each Hiddenbrooke home shall have no more than 2 pets. Please refer to CC&R's for additional details and requirements
- Owners are responsible for cleaning up after their animals that have used any portion of the Hiddenbrooke to do their business. Blue "Poop" bags are available in clearly marked dispensers located throughout the community. If you find that they need to be refilled, please contact the Hiddenbrooke Community Association (see Hiddenbrooke website for contact information)
- Dogs shall be kept on a leash when outside the lot of its owner
- No animals shall be allowed to run unrestrained on the streets, sidewalks or pathway areas of the Hiddenbrooke community

### **Garbage Cans:**

- Other than trash collection days, trash and recycling cans must be kept out of sight, which means behind the fence or in the garage. No refuse material or debris should be left in the yard in plain sight
- Trash collection is Friday, so waste containers may be placed on the street Thursday evening; all waste (garbage, recyclables, yard cuttings) must be placed in approved, covered containers
- Each Owner shall remove such trash or recycling containers by nightfall of the trash collection day

### **Community Related Information:**

- Hiddenbrooke Homeowner web site: [www.hiddenbrookeonline.org](http://www.hiddenbrookeonline.org)
  - This is the main source of information for Hiddenbrooke and includes information on HPOA, HCA, and many community activities
  - Community Newsletter: as a resident of Hiddenbrooke, you will receive the community newsletter Hiddenbrooke TIMES three times a year (March, June, and September)
- HB Yahoo Group:
  - Renters are encouraged to sign up for Hiddenbrooke Yahoo Group – The link to join this group is located on the Hiddenbrookeonline web site on the right side of the page

### **Hiddenbrooke Plaza:**

- Hiddenbrooke Cleaners: 707-642-4600
- J&O's Market and Deli: 707-534-1674 [www.jandosmarketdeli.com](http://www.jandosmarketdeli.com)
- Ace Hardware: 707-651-9993

### **Hiddenbrooke Golf Course:**

- Pro Shop – Tee Times: 707-558-1140
- Golf/Swim/Gym/Tennis Memberships: 707-558-0330x208
- Catering: 707-558-1153
- Web Site: [www.hiddenbrookegolf.com](http://www.hiddenbrookegolf.com)
- Friday Night Dinner
- Tuesday Morning Residents Golf Group
- The best way to receive updates on these type of events and services this event is to call the Pro Shop or sign up for HB Yahoo Group

### About the **Hiddenbrooke Community Association (HCA)**

The HCA is a voluntary group of Hiddenbrooke residents; organized and founded in 2002. Renters are welcome to join HCA as well as homeowners.

Currently the HCA committees are working on:

- Improving public facilities – advocating to have a community park built in Hiddenbrooke
- Organizing Neighborhood Watch groups
- Emergency Preparedness
- Organizing social events
- Organizing the annual Hiddenbrooke charity golf tournament
- Welcoming new residents to Hiddenbrooke
- Managing the Hiddenbrooke Community Website

The HCA annual membership fee is \$40; you may obtain a membership application and additional information @ [www.hiddenbrookeonline.org](http://www.hiddenbrookeonline.org)

### **About Us**

The Hiddenbrooke Property Owners Association, Inc. (HPOA) is a mandatory association of Hiddenbrooke property owners in Vallejo, California. The organization was formed in November 2005 by a majority vote of 1,200+ Hiddenbrooke property owners based upon CC&Rs recorded by the Master Developer. HPOA is a California non-profit mutual benefit corporation and operates under California Corporate Law. Unlike many homeowners' associations, HPOA does not own any common area property.

### **Mission Statement for HPOAs:**

The Hiddenbrooke Property Owners Association (HPOA) is a non-profit corporation that endeavors to promote the common good, general welfare and community upkeep for Hiddenbrooke residents by keeping the community informed about the Covenants, Conditions, and Restrictions and actively working on compliance. Our goal is to enhance the beauty, livability, property values, and security of our community.

- **To contact the HPOA Board:**
  - You may send an e-mail to [HPOA@Hiddenbrookeonline.org](mailto:HPOA@Hiddenbrookeonline.org)
  - Visit the website [www.Hiddenbrookeonline.org](http://www.Hiddenbrookeonline.org) for individual Board member contact information
  - To report a CC&R violation, contact the CC&R Manager ([ccrmgr@sbcglobal.net](mailto:ccrmgr@sbcglobal.net))
  - For questions about fine statements, contact Valley Management Services ([Valley-Manager@sbcglobal.net](mailto:Valley-Manager@sbcglobal.net), or by phone at 707-644-0922)