

# Hiddenbrooke TIMES

Fall 2019



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Property Owners  
Association, Inc.

## HPOA BOARD MEETINGS

Third Thursday of the month

- Closed Session 6:30 pm
- Open Session 7:30 pm

## HARC MEETINGS

7:00 pm

Second Wednesday of the month

All meetings held at the  
Clubhouse

## Associations in Hiddenbrooke

**Hiddenbrooke Property  
Owners Assn - Master CC&Rs**

**Fairway Villas HOA**

Bridgeport, 925.824.2888

**Reflections HOA**

Helsing Group, 925.355.2100

**Village HOA**

Summit Properties, 707.448.8906,  
ext. 12

**Summit HOA**

Boardwalk Invest., 925.937.4378

CC&R Complaints: Complaints should be submitted using the complaint form on the Hiddenbrooke website under Property Owners and CC&R information. You will need to include on this form a description of the complaint, the address, your contact information. You may also attach and submit pictures of the violation. Complaints about a home in the Village, Villas, Reflections or Summit should FIRST be submitted to their respective HOA. Emails will be forwarded to: CC&R Manager, Liaison Directors and the President.

*By HPOA President*

I am very excited to begin this year as your new President of the Hiddenbrooke Property Owner's Association (HPOA) and "formally" say hello and express my interest in getting to know everyone much better

With the recent passage of the new governing documents, the Board will begin implementing some of the changes in a careful and deliberative way. Some of the topics residents can look forward to our Board Agendas are: getting as many owners as possible to sign up for receiving Board documents by email (will save printing and mailing costs), developing a system for electronic voting, reviewing our CC&R enforcement policies and procedures (including fines), collecting dues for delinquent accounts, and working with our management company on various areas to transition to a non-Davis Stirling governing environment. Also, note that the Board will become a 5-member Board which will help conduct Board business and make it easier to fill vacant Board positions. If you are interested in serving on the Board, an HPOA Committee or helping out in a number of other areas needing volunteers, please reach out to us and we would love to talk to you.

One of my continuing concerns and you've seen this on the newsgroups, is the number of people speeding on the Parkway (aka "Hiddenbrooke Raceway") and refusing to stop at the stop signs at the Welcome Center and four-way stop at the Bennington intersection. Think of how you would feel if you injured another neighbor or worse a child, as a result of an accident involving your vehicle. It only takes a second to make a mistake and lose control of a vehicle, so please slow down and observe the limits in all areas of Hiddenbrooke.

In closing, we encourage you to become active members of our community. Your feedback and ideas on how to improve Hiddenbrooke are welcome. Once again thank you for the opportunity to serve the neighborhood and I look forward to meeting and getting to know as many of you as possible.

Kindest Regards,

Jagdip (JAG) Singh  
HPOA President

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**HPOA BOARD:** hpoaboard@hiddenbrookehpoa.org

**Financial Manager:** Omni Community Management, LLC:

tonya.kalvass@omnicommunities.com

**CC&R Manager:** complaints@hiddenbrookehpoa.org

**HARC Committee:** harc@hiddenbrookehpoa.org

**HMD Advisory Committee:** Contact the Board

For Agendas, Minutes, committee information and most all documents visit

<https://www.HiddenbrookeOnline.org>

## HIDDENBROOKE HAPPENINGS

It's been another active and fun year in the "Brooke" with lots of goings-on.

In early August, HPOA and the Club sponsored National Night Out which was attended by over 250 residents. The food was great, and there was music, an ice cone machine, and fire engines, plus it was a great way to connect with neighbors.



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This year's annual Hiddenbrooke Garage Sale in late September, put on by community volunteers, attracted a large number of potential buyers touring the neighborhoods throughout the day. It was a great way to unload some of that stuff you've been looking at all year and wanting to find a new home for. Looking forward to next year's event.

Halloween in the Village was exciting and active as always. Usually, there are over 300 well-costumed children running around collecting candy. The

Village always does a stellar job decorating the entrance and houses and hosting all the children that come specifically to this area to enjoy Halloween.

As the Christmas season approaches, everyone is looking forward to all the decorations and lights that make Hiddenbrooke houses coruscate (vocabulary word for the day, means to "sparkle"). Let's make an extra effort this year to show the Holiday spirit and make our houses light up at night. Then take a drive around and enjoy all the lights with your friends and family. The Club will also be putting on a Christmas brunch with Santa, so bring your kids (see Golf Club Article).

Looking ahead, HPOA would like to put on more social activities, but our Social Committee could use more volunteers. Ideas that have been floated for new activities include a 5K run, a charity event where Hiddenbrooke can give back to the Vallejo community, Bingo night at the Club, and some type of family event for kids. If you have ideas or are interested in helping out, please contact the Board.

Lastly, our much-loved deli sustained considerable losses during the power outage. If you would like to help please contribute to their GoFundMe campaign: [https://www.gofundme.com/f/please-help-jampo039s-restock-our-shelves?utm\\_medium=copy\\_link&utm\\_source=customer&utm\\_campaign=p\\_lico+share-sheet](https://www.gofundme.com/f/please-help-jampo039s-restock-our-shelves?utm_medium=copy_link&utm_source=customer&utm_campaign=p_lico+share-sheet)

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## NEW HIDDENBROOKE GOVERNING DOCUMENTS

As everyone probably knows by now, after a number of months of work by the Board on a new set of CC&Rs, Bylaws, and Articles of Incorporation, the new documents were approved via a community-wide vote in September. They will become effective once the new governing documents are recorded with the County of Solano, which is in process. The complete final version of each of these documents will be maintained on the Home Page of the Hiddenbrooke website for a number of months in case residents have questions or need to refer to them.



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And these updates are being put in place just in time. Two key elements of the update were to remove HPOA from being governed by the State's Davis Stirling Act, as HPOA does not own or maintain any Common Area, and to strengthen the requirements for approval of any future Accessory Dwelling Units (ADUs) that may be proposed in Hiddenbrooke.

SB 323 (Wieckowski) was just recently signed by the Governor and establishes onerous new requirements for HOAs under Davis Stirling (it has been labeled the "nightmare" bill by homeowner associations). These include making individual



email addresses public as part of the Membership List, limiting an HOA's ability to set qualification requirements for running for the Board, requiring HOAs to hire independent firms as Inspectors of Elections, and forcing HOAs to spend money to update their Bylaws and Election Rules to comply with the new legislation.

The new ADU legislation (SB 13 –Wieckowski) would require City's to remove any requirements for owners to occupy a property with an ADU, would allow garage conversions to ADU's, and would not require replacement parking for any lost parking space due to the construction of an ADU. Our new CC&Rs and Design Guidelines address all these issues.

These are just the latest examples of new State laws that can impact Homeowner Associations, and there are undoubtedly more to come.

**Once again, thank you for everyone who voted and enabled the new documents to be finalized and become operational!**

## FROM THE HIDDENBROOK ARCHITECTURAL REVIEW COMMITTEE - HARC

HARC spent a number of months this past year updating and reorganizing the Hiddenbrooke Landscape and Design Guidelines which the HPOA Board approved in May 2019.

Periodically various parts of the Guidelines have been amended, subject to Board approval, and added to a catch-all Appendix at the end of the Guidelines.

The primary goal of the recent update was to eliminate the Appendix and add the information to the appropriate Chapters in the main part of the document. There were very few actual changes to the bulk of the Guidelines, and the new additions include:

- a new section on Accessory Dwelling Units,
- clarifications regarding front yard tree removal and replacement,
- clarifications regarding repainting of houses,
- regulations to replace lawns with drought-tolerant plants, and
- updated requirements for submittal of applications to make improvements to homes and yards, including Custom Homes

The Landscape and Design Guidelines are found at:

<https://www.hiddenbrookeonline.org/hpoa/harc>

The Chapters at the bottom of the webpage contain:

- Chapter 1-3 - Table of Contents and Neighborhood Identity
- Chapter 4 - Architectural Design
- Chapter 5 – Landscape
- Chapter 6-Recommended Plant List; and
- Chapter 7 - Submittal and Approval Process

**HARC reminds residents that it is their responsibility to read and comply with Guidelines in accordance with the CC&Rs.**

If you have any questions regarding HARC related items, please email HARC at;

[harc@hiddenbrookephoa.com](mailto:harc@hiddenbrookephoa.com)



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## FROM THE HIDDENBROOKE MAINTENANCE DISTRICT HMD ADVISORY COMMITTEE

The HMD Committee is happy to report that we are finally making headway on the Parkway rehabilitation project. As you may have noticed some replanting work was performed recently starting at the 4-way stop at the Welcome Center, which is Phase 1, to the end of Reflections I inbound and the entrance to the Med Center outbound, as well as the median. Our goal was (and is) to select plants that we know do well in Hiddenbrooke, are drought resistant, and require the same amount of water as the existing plant life. The overall project is broken up into 3-4 phases – as dictated by the reach of the irrigation valves.

During Phase 1 we had the Sycamores professionally pruned, performed much needed irrigation repairs, and planted 405 trees, shrubs and flowers to fill in bare spots and add more color to the Parkway. Once all the Sycamore leaves have dropped, we will add bark to the newly planted areas for further enhancement and cold weather protection.

Phase 2 is anticipated to be completed by April 2020, and hopefully, the entire Parkway will be refreshed by end of 2020.

All we need to do now is pray for rain to yield the rewards of all the work that went into this.

*On a different note, we are seeing more and more street trees, especially the older Sycamores, trimmed in an unprofessional manner which both ruins their structure and makes them more prone to disease. Please consult a professional tree care company before attempting such work. HARC can approve removal/replacement under certain conditions.*

The Committee would like to extend their appreciation to the Golf Course Troon Management team as well as Landcare for staying on top of weed abatement this year!



**HIDDENBROOKE'S REAL ESTATE OFFICE**

**707 333 3258** ASHMUN REAL ESTATE

**Vanessa Nelson**  
VANESSA@ASHMUNTEAM.COM REALTOR® AND NEIGHBOR  
DRE #01425175

**www.ashmunrealty.com**

## NEWS FROM THE HIDDENBROOKE GOLF CLUB

Hello Hiddenbrooke Residents,

Our team at the Club has been working throughout 2019 to enhance our programs, services, and facilities, and I hope you have noticed a difference!



Over the last year, the Club has put on a number of events for the community, including

- National Night Out (with HPOA)
- ✓ monthly resident dinners
- ✓ the Santa Brunch and Christmas Tree Lighting in December, and
- ✓ a New Year's Eve Party with music

We thank those who have taken the time to support the Club and to post the nice comments and pictures about our events.

Don't want to cook on Friday Night? Try coming to one of our themed dinners. Happy Hour usually starts at 5:30 pm and dinners are served until 8 pm. Of course, the Grille is open for breakfast and lunch each day until dark and has a new and improved menu for golfers and residents.

Sincerely,

Looking to host a special event such as a birthday, wedding anniversary, wedding reception, baby shower, golf tournaments or business or other types of a social event? We have the facilities and staff to serve you. Please let your friends and business associates know about these opportunities as well. Referrals are always appreciated.

Memberships are available for golf and our Lifestyle Membership Program which includes access to the pool, gym, and tennis courts. We've had a good response to both, and we hope to have even more members participate in 2020.

Our golf course Superintendent PJ Kaner is making good progress with addressing high priority maintenance items on the course and playing conditions are excellent.

Our Men's Club for golf is up and running twice a month and is open to all levels of golfers.

**As another reminder--please do not walk on the golf course in the morning or late afternoon. It's for your own safety!**

For more information about the Club and what we have to offer, please find our contact numbers below:

Men's Golf Club and Lifestyle Membership: Golf Shop, 707.558.0330 Ext 215

Golf Events: David Schajatovic, Golf Sales Manager  
707.558.0330 Ext 248

Catering Events: Joy Erfe, Catering Sales Manager  
707.558.0330 Ext 206

Andrea Cross, Catering Service Manager  
707.558.0330 Ext 209

Jon Vesper PGA  
General Manager  
Hiddenbrooke Golf Club

## SAFETY AND SECURITY IN HIDDENBROOKE

The recent Northern California fires were yet another reminder to be prepared in case of an emergency.

HPOA has posted a Hiddenbrooke Disaster Preparedness Plan on the Hiddenbrooke website, and everyone should be familiar with the ways to become prepared for an emergency and possible evacuation.

As reported in the last Newsletter, HPOA has entered into a 1-year agreement to manage the security guards stationed at the Welcome Center; however, next year there will be a need to issue a new request for proposals and solicit new bids for the service. We are continuing to work with our current vendor, Allied Universal Protection Services, to respond to owner concerns and improve operations overall.

Also, there was a well-attended community meeting in October to re-energize interest in local Neighborhood Watch programs which can be an effective deterrent to crime.

Such programs need a local captain to organize the neighborhood effort, so if you are interested in helping in that regard please contact Kevin Elliott or Chuck Cochango.

The HPOA Board has also recently reviewed different ideas to improve our security and safety and is investigating with the City adding a new sign and battery-operated camera on a light pole near the entrance, to advertise that the community has video surveillance (at the Welcome Center). Speeding through the stop signs at the Welcome Center is also a continuing problem, and we are discussing various ideas with the City to get people to actually stop at these legally posted stop signs. Finally, the City has agreed to perform the much-needed repairs to the interior of the Welcome Center after several false starts with this project, and it is hoped the work can proceed in early 2020.

**A safe and happy Holiday Season to everyone!**

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## NEWS FROM AROUND VALLEJO

### New Development in Vallejo

- City will transition to District Elections, starting in 2020
- City is re-writing Zoning Code for first time since 1980; will conform to new General Plan 2040.
- Proposed: Carlton Senior Assisted Living Project. The proposal is to construct a three-story, 154,000 square foot assisted living facility that includes 120 assisted living units and 36 memory care units with a total of 179 beds, and up to 24,000 square feet of medical office or commercial retail space in a two-story building at the Elks Lodge property on Redwood Parkway.
- Proposed: Glen Cove Assisted Living Facility

The project includes the construction of a 3-storey 111,707-sq ft Senior Assisted Living and Memory Care Facility with 140 residential units and 55 parking spaces.

- Proposed: Sonoma Boulevard Corridor Design Plan - to catalyze the economic growth of the corridor and surrounding areas; create an improved and environmentally sustainable streetscape area; and implement a cohesive approach to enhance the character and development of the corridor.
- Fairview at Northgate Cooke Property (vacant lot by Avery Greene Honda): 52 acres, expanded Costco, 178 new homes

## ACKNOWLEDGEMENTS AND THANKS



In this section we wish to acknowledge those who devote their time and skills to making Hiddenbrooke a special, well-maintained, safe, and beautiful community. If you have considered helping out, please contact us. It's work but it is also rewarding, and you will get to know some wonderful neighbors in the process. The Board is the key organizing entity that makes all the other parts work and is in need of energetic, community-oriented members.

### HIDDENBROOK COMMITTEES AND VOLUNTEERS

#### The Board:

**Jagdip Singh** - President  
**Chris Brittle** - Vice President  
**Mike A. Nisperos** - Secretary  
**Dustin Bertolucci** – Treasurer

#### Members at Large:

**Allan Yeap**  
**Tim Moore**  
**James Campagna**

#### ARCHITECTURAL REVIEW COMMITTEE (HARC)

Marcelline Mahern, Chair

#### MAINTENANCE DISTRICT ADVISORY COMMITTEE (HMD)

Birgit Rickert, Chair

#### IMPROVEMENT DISTRICT BOND COMMITTEE

Byrne Conley, Chair

#### WELCOME CENTER MANAGER

Ed Medina

#### WELCOME COMMITTEE

Chris Anthony & Barbara Schwenk

#### OTHER

**Message Board:** Chris and Kathleen Brittle  
**Doggy Bags:** Randy Foo and John Estes  
**Trash Picker Uppers:** Many, and thank you!

#### Key Telephone Numbers

**Welcome Center/Security** 707.558.9697  
**HPOA Management Company (OMNI)**  
 916.965.8964  
**Hiddenbrooke Golf Club** 707.558.0330  
**HMD/Water Leaks** 707.553.7219  
**Street Lights Out** 707.648.5235  
**County Animal Control (Vallejo)** 707.784.4733  
**Cows Out (Five Dot Ranch / East & North Side)** 707.224.5550  
**Cows Out (Azevedo Ranch / West & South Side)** 707.695.0650

#### HB Plaza Retail Center Numbers

**Ashmun Realty** 707.333.3258  
**Hiddenbrooke Dry Cleaners** 707.642.4600  
**JD Nails Spa & Salon** 707.6446488 &  
 510.206.6453  
**J&O's Market & Deli** 707.534.1674  
**The Loft Thai Fusion** 707.647.2072  
**Pike Fitness** 707.413.7453  
**Michael Warring Restaurant** 707.655.4808