

Hiddenbrooke TIMES

JANURAY 2019



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Property Owners
Association, Inc.

HPOA BOARD MEETINGS

www.hiddenbrookonline.org

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

HARC MEETINGS

Second Wednesday of the month

*Both meetings are held at the Golf
Course Clubhouse*

Associations at 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

Happy New Year Neighbors,

We hope everyone had a wonderful holiday season and we on the **HPOA Board** are looking forward to a productive new year. This is our first Newsletter of the year and is being distributed electronically to save printing and mailing cost. In addition, there will be a few hard copies available at the **Hiddenbrooke Plaza Retail Center** for those who prefer the look and feel of real paper. Thanks to all those who have either participated on the Board or one of its committees or have volunteered in other ways over the past year to keep **Hiddenbrooke** "ticking". We start with a review of what's gone on and then take a look to what will be happening in the future.

YEAR IN REVIEW

Hiddenbrooke Streets

After working with the City for a couple of years on the project, we had 17 streets repaired by filling cracks and adding a new slurry coat. This included large portions of the Parkway and even the entrance to the Country Club that is a public street. Regular treatments are needed to extend the life of the pavement and fortunately we, unlike other areas of the City, have the money in the Hiddenbrooke Improvement District bond fund to pay for the work.

PG&E "Bactie"

This "sleeper" project has been in the planning stages for a number of years and finally came to fruition in 2018, providing a second major electrical feed for all Hiddenbrooke homes as a backup if the main feed from the freeway is disrupted. The new electrical line comes in from Columbus Parkway and connects by the Park at the end of Alder Creek. PG&E has kept in contact with the Board throughout this long process and coordinated with the Board during the installation. A big thanks to PG&E!

Roundabout at the Interchange

The Vallejo City Council approved proceeding with the Roundabout concept for the Interchange at their September, 2018 Council meeting. HPOA has been involved in this project for a number of years, and it is gratifying to finally see some progress. The City will now be working with Caltrans on the environmental clearance, final design, and a new up-to-date cost estimate. The project is funded by money collected over past years from developer surcharges and a City excise tax on new

homes in Hiddenbrooke. Construction is not expected to begin for 3 or more years.

Custom Homes/ADUs

The two proposed new Custom Homes on Landmark Drive generated the most community involvement in a long time, and they obviously were not without controversy. HARC spent several months reviewing the project along with new state laws and a City Ordinance promoting the development of Accessory Dwelling Units (ADUs), sometimes called "granny units", to ease California's housing crunch. Simultaneously, the City of Vallejo was working on its own ADU Ordinance to implement State law. To obtain feedback on the ADU issue and some other important community issues, a major community survey was conducted in August, 2018. Ultimately the Board adopted a new set of Rules which will govern future ADU projects in Hiddenbrooke. The Board also supported the review of the Custom Homes by the City Planning Commission where they were approved with a number of conditions in December, 2018.

Informal Park and Ride lot

After receiving many complaints about the appearance, trash dumping, and other nuisance activities at the Park and Ride lot by the freeway, the City finally decided it was time to close the lot which they did in December. HPOA engaged with the City Council about these problems and was consulted during the decision process. Eventually the area occupied by the lot will be incorporated into the new Roundabout.



YEAR IN REVIEW

Re-landscaping of the Parkway

Despite the efforts of the HMD Committee to get this project started, there is not much progress to report, just more meetings with the City Landscape Maintenance District Staff coming up in February. Based on the community survey (mentioned above), only 15% of the community supported eliminating

trees along the Parkway which was the original City plan. Currently the City is reviewing reports from an Arborist as to the health of the Sycamore to determine if any need removal due to disease or poor health and then their landscape architect will begin work on plans for the first phase of the re-landscaping near the Welcome Center.

National Night Out

HPOA partnered with the Club for another successful National Night Out in early August. Over 200 residents showed up and were treated to free food, activities for kids, and visits by Vallejo Police and Fire Departments.

WORK IN PROGRESS

Updating Hiddenbrooke's Governing Documents

Our governing documents are over 10 years old and times have changed. In addition, the Association is operating under a new set of governing laws, approved by the community several years ago when new Articles of Incorporation were adopted. As a result major changes are required to our governing documents, which include the Covenants, Conditions and Restrictions (commonly known as CC&Rs) and the Bylaws. The Board did consider whether it should opt out of these governing laws, due to their added cost and complexity, but after considering a number of factors, decided to stay the course. With that decision, our Legal Counsel will be providing us with a draft of our new governing documents, and the proposed changes will eventually be put to a vote of the entire community for approval.

was the major concern by residents as to how Hiddenbrooke would be evacuated were an emergency to occur in the future. The result of the meeting was the formation of a special committee to come up with a Disaster Preparedness Plan to present to the Board and then be distributed to the community.

Welcome Center

The Welcome Center received a set of new cameras last year, and in addition is showing its age in other areas of the Building which now need repairs ranging from minor to extensive. Estimates are being gathered for

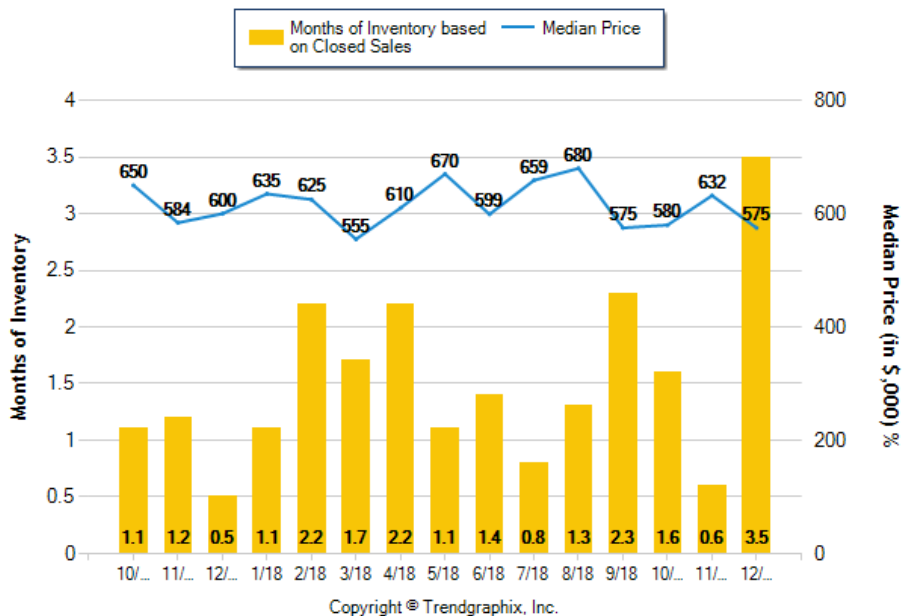
this repair work, and because this is a City-owned building, their approval will be required to proceed with the work.

UPCOMING

- Vote on Updated Governing Documents
- Disaster Preparedness Plan
- Plans for Phase 1 of the Parkway Re-landscaping
- Adopt HPOA Budget for Next Year
- Annual Meeting /Election of Directors (June)

Hiddenbrooke Real Estate Report

Average sales price and number of homes sold in Hiddenbrooke have remained mostly steady during 2018 with the median sales price dipping slightly in December. Months of Inventory based on closed sales spiked in December. Factors influencing Hiddenbrooke and the real estate market in general include being in a bull real estate market for ~10 years, political uncertainty and the FED raising short term interest rates. Although the Fed Funds rate have increased, mortgage rates at the end of the year have decreased slightly.



Design Guidelines

The Hiddenbrooke Architectural Review Committee (HARC) reviews all projects by homeowners that involve new or upgraded yards, outside home improvements, painting of homes, and proposals for new Custom Homes. This review is conducted in accordance with the community's Design Guidelines, which are also being updated in parallel with the governing documents above.

Disaster Plan

After the major wildfires last year in Napa/Santa Rosa and the recent destructive Paradise fire, the community expressed a strong desire for Hiddenbrooke to come up with its own Disaster Preparedness Plan. The Fire Department had previously come to Hiddenbrooke for the Annual Meeting in June to discuss fire prevention, however the Special Board meeting in December provided more detail and focus. Included in the discussion

AROUND VALLEJO

Vallejo City Council

- Newly elected Vallejo City Council Members sworn in January 8: Hakeem Brown, Pippen Dew-Costa, Katy Miessner
- City Council considering transitioning from at large members to district based elections

Vallejo School Districts

- New School Board members elected in November: John Fox, Tony Gross, Tony Ubalde (incumbent re-elected); President Marianne Kearney-Brown resigned in December leaving a vacancy
- Voters approve \$194 million bond to repair aging schools (November 2018)
- District facing \$22 million deficit, considering closing/consolidating two schools
- Griffin Technology Academies received a \$49 million grant to open a new Charter middle and high school in Vallejo

New Development in Vallejo

- In and Out Burger opened on Admiral Callaghan Lane January 10; drive thru and 84 seats
- Proposed: Fairview at Northgate (vacant lot by Avery Greene Honda): 52 acres, expanded Costco, 178 new homes
- Proposed: Northern Waterfront (by Mare Island Causeway): 28 acres, 175 homes, 4 commercial lots and open space
- Proposed: Northern Mare Island: Nimitz Group to develop 157 acres of Waterfront on the northern end of the island for filmmaking and wine production

Transportation

- New Tolls on Bay Bridges (effective January 1) will help fund local improvements: I-80/680/12 Interchange, WB Express lanes between Fairfield and Vacaville, SR 37 interchange improvements at Mare Island and the Fairgrounds, New Vallejo Station Ph B Parking Structure

Other

- Vallejo raised R&B singer Gabi Wilson (H.E.R) nominated for five Grammy Awards, including Album of the Year

NEWS FROM THE HIDDENBROOKE GOLF CLUB

Our team at the Golf Club has been working throughout 2018 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 partnering with HPOA for National Night Out, monthly "themed" resident dinners, the Santa Brunch in December and a New Year's Eve Party with music to welcome in 2019. Our full course dinners have been well attended, and we thank those who have taken the time to post the nice comments and pictures about their dining experience on the Hiddenrooke newsgroups. Also, remember that the Grille is open for breakfast and meals most days until dark and has a new and improved menu for golfers and residents.

We know that many of you are looking forward to the pool season ahead, which typically begins in April. Our New Lifestyle Membership program replaces the former Resident Access Program and will allow residents and their families to use the pool, Jacuzzi, tennis courts and gym for a very reasonable fee that can be paid monthly or annually. I'd also like to mention that the pool is now being maintained by an experienced maintenance company so we are optimistic that we can avoid the past problems and concerns.

For the golfers, the Club will continue to make improvements to the course, and a number of tournaments were hosted last year due to the continuing appeal and challenge of our Arnold Palmer designed layout. Three tee boxes have been renovated and more tee boxes will be improved this year along with some irrigation repairs. A brand new initiative is the start up of a Men's Club that will be open to all levels of golfers and will include enrollment in the NCGA handicap system. Events will be scheduled twice a month on a weekday and weekend. Clearly, the job of keeping the course in good shape is a top priority for management, and this job has been made easier with the purchase of additional, more efficient grounds maintenance equipment. This equipment will also help us get ahead of the weed abatement work around the course when that work starts in the Spring.

For those of you who have become accustomed to walking or riding on the golf course in the early morning or late afternoon, we request that you please refrain from doing so for your own safety. Our policy of no walking is needed to protect you from harm or injury that might occur due to errant golf balls. In addition there are insurance implications we wish to avoid. We appreciate your cooperation and partnership on this subject.

I thank you in advance for your continuing support. The Hiddenbrooke team looks forward to seeing you at the Club in the very near future.

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 Event: David Schajatovic, Golf Sales Manager
707.558.0330 Ext 248

Catering Event: Joy Erfe, Catering Sales Manager
707.558.0440 Ext 206

Sincerely,

Jon Vesper PGA, General Manager
Hiddenbrooke Golf Club



HIDDENBROOKE PROPERTY OWNERS ASSOCIATION, INC.

850 Hiddenbrooke Parkway
Vallejo, CA 94591

Associations at 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

Key Telephone Numbers

(all 707 prefix unless otherwise noted)

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

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

Hiddenbrooke Plaza Retail Center Phone 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

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. In particular the Board will be undergoing a major changeover coming up in June as all the current officers will be "retiring". 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

Chris Brittle (*President*)
Allan Yeap (*Vice President*)
Desiree Conley (*Secretary*)
Paul Norberg (*Treasurer*)

Jagdip Nirwan
Tim Moore
James Campagna

HIDDENBROOKE ARCHITECTURAL REVIEW COMMITTEE

Marcelline Mahern, Chair

WELCOME CENTER MANAGER

Ed Medina

I-80 INTERCHANGE COMMITTEE

Chris Brittle, Chair

WELCOME COMMITTEE

Chris Anthony & Barbara Schwenk

OTHER

Message Board: **Chris and Kathleen Brittle**

Doggy Bags: **Randy Foo**

Interchange Trash Clean up: **Birgit Rickert**

Trash Picker Uppers: **Many, and thank you!**

HIDDENBROOKE MAINTENANCE DISTRICT ADVISORY COMMITTEE

Birgit Rickert, Chair

HIDDENBROOKE IMPROVEMENT DISTRICT BOND COMMITTEE

Byrne Conley, Chair

CC&R SUBCOMMITTEE

Byrne Conley, Chair

DISASTER PREPAREDNESS COMMITTEE

Ed Medina, Chair

HB-News is a FREE! Yahoo Groups e-mail list just for Hiddenbrooke residents.

Subscribers may get the email delivered daily to their email box. To join, send an email with the required information, your name, HB address and whether owner or tenant, to:

HiddenbrookeNewssubscribe@ yahoogroups.com

Or, follow the links at www.HiddenbrookeOnline.org

Financial Manager:

Omni Community Management, LLC

CC&R Manager:

complaints@hiddenbrookehpoa.org

HARC Committee:

harc@hiddenbrookehpoa.org

HMD Advisory Committee:

Contact the Board at hpoaoboard@hiddenbrookehpoa.org

Landscape Plans/Questions or to Drop Off Plans: harc@hiddenbrookehpoa.org or mail to 850 Hiddenbrooke Parkway, Vallejo CA 94591

For agendas, minutes, committee information and most all documents please visit www.HiddenbrookeOnline.org.