

Hideaway Townhouse Subdivision Association

2025 Post Annual Owner Meeting Memorandum

Dear Hideaway Townhouse Owners,

Thank you to all Owners that were able to attend the 2026 Hideaway Association Annual Owner Meeting and thank you to all Owners that sent in a proxy! The meeting was a success as many important topics were discussed.

Minutes

Minutes from the 2025 Annual Owner Meeting are attached.

Budget 2026

The attached operating budget for 2026 was ratified at the Annual Meeting; please note that there will be a \$20 per unit per month increase to dues for 2026, effective January 1, 2026.

Board of Directors

Thank you to Al Grabenstein for his many years of incredible service to the Hideaway HOA, you will be missed Al! Please note that Al has decided not to run for reelection to the Board. Therefore, there will be no mail in ballot election this year as we have 3 candidates that will be elected via acclamation to the 3 available positions. Please welcome Heather Hogoboom to the Board and thank you to Paul Warbington and Andy Heldt for volunteering for another term. Please see the attached 2025-26 Board of Directors sheet.

Reminders

Following are a few general reminders:

-House Rules; please be sure to review the Association House Rules (located on the association website) with your guests and tenants. Remember, you as the Owner are responsible for your guest and tenants.

-Rentals; rentals less than 30 days are prohibited! Owners that rent their units out longer than 30 days are required to provide the HOA with a copy of their lease. Lease information should be emailed to KLovett@srgsummit.com

-Parking; please park only in designated parking spots! Owners and tenants are NOT to park in guest parking spots.

-In Unit Temperatures; please keep in unit temperatures above 55 degrees to avoid freeze ups! It is also recommended to have your mechanical (furnace) systems inspected and serviced regularly!

-In Unit mechanicals; please be sure to have a licensed mechanical contractor/ plumber service your furnace / boiler as well as check your plumbing lines and fixtures to ensure all items are in proper order. Please also be sure to have your gas fireplace inspected periodically and your dryer vent cleaned. Tip, many units have a small plastic plumbing line located behind the refrigerator; please be careful to not push the refrigerator back to far as it can break the plastic pipe and cause a flood.

-Dumpsters; the dumpsters are for regular household trash only. Please do not put construction debris in the common dumpsters.

-Please drive with caution; please be sure to drive slowly and with caution through the complex. There are many young children out and about! Please remind contractors and service providers that frequent your home to drive slowly and with caution !

All Hideaway Townhouse Association Documents are on line at
<https://srghoa.com/location/the-hideaway-association/>

-Ice melt; please note that rock salt will damage your concrete patios and sidewalks. Please do not use rock salt. If you are in need of using an ice melter, please consider using Calcium Magnesium Acetate or Potassium Chloride.

Best wishes to all for a wonderful Holiday Season!

Sincerely,
Hideaway Townhouses Subdivision Association

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