

we

# Live here

## Message from the President . . Austin R. Kelley

At the January Board of Directors' meeting, the Board made a few committee changes. We feel such restructuring will not only enable us to manage current issues more effectively, but will also place the newer Board members in positions that will prepare them for an easier transition next July when a new Board takes over. Term limits require three Board members to step down. As July is just around the corner, now is the time to volunteer, or at least begin considering the opportunity to serve.

Taking over the helm of the Maintenance Committee will be Charles Smith, assisted by Bobby Green and myself. Please contact Charles with any issues concerning landscaping, streetlights, and sprinklers.

Charles will also retain his advisory position on the Security Committee, chaired by Willie Hodges.

Joining Willie on the Security Committee will be Larry Dismore, Joe Henry, Cletia Bowron, David Merrill, Leah Ervin and Roxanne Graney. As a Board member, Larry Dismore will take an active role as head of Security when Willie is away on business. Leah Ervin, assisted by Roxanne Graney, has graciously volunteered to assume the bar code and window decal distribution. All residents should forward their requests for new or replacement decals directly to Leah, Box 50. Cletia Bowron has volunteered to assume the guardhouse data entry task. Anyone having difficulty with the entry bar code reader, or wanting to add or change information in the computer system, should notify Cletia directly by email.

We have also established a Road Committee to oversee the repairs and/or repaving of the older roads in our community. Beside myself, this committee will consist of Board members Bobby Green, Gene Jones and Charles Smith. In addition, both Bobby Williams and Olivia Ehmer have volunteered to serve on this committee. If anyone else is interested in serving, please contact one of these Board members by email. Anyone that has experience in road construction or civil engineering would be greatly appreciated. We will be providing updates on this project in each month's newsletter.

HAPPY VALENTINES' DAY!

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Volume 2007 February Issue 2

A publication for the homeowners of  
Hidden Hills Country Club Estates  
Homeowners Association  
A covenants enforced community

[www.hccea.com](http://www.hccea.com)





## Welcome New Residents...

**Mary & Bill Campbell**  
**3277 Southern Hills Circle West**

**996-0181**

The Campbells moved into HHCCE on June 13<sup>th</sup>, relocating from Fairfax, VA. Bill is a Naval Officer, so they've lived on both coasts of the United States, and as far away as Japan. They have two sons, 6-year-old Tyler and 2-year-old Nolan. Bill plays golf and baseball in his spare time. Although Mary enjoys music, with her husband in the service, she's kept busy "just being a mom".

They've lived all over the U.S., including Los Angeles, Washington, D.C., and Dallas. Their daughter Erin, who just turned 18, is a veterinarian's assistant at Family Pet Hospital on Monument Rd. She loves horses and owns her own, which she boards in the area. Elaina's father was a Navy pilot, and their son is also. Their son will be stationed here, so they'll get to enjoy their grandson Shawn. Elaina was born in Pensacola, FL, so it was great to retire back in Florida.


**Elaina & James Shanahan**  
**12532 Masters Ridge Drive**

**619-8734**

Jim and Elaina arrived to HHCCE mid-November, "deposited" their belongings, then promptly returned to Brunswick, Maine for the month of December to spend the holidays with their family. The Shanahans are both retired. Jim was a Navy pilot as well as a retail executive. Elaina was in merchandising, but as an arts major in college, she's also a freelance artist and part-time writer.

**Sharon & Terry Toomey**  
**3302 Southern Hills Circle West**

**641-6716**

Relocating to HHCCE from the Charter Point development, the Toomeys moved in on July 31<sup>st</sup>. They've lived in Jacksonville for many years, as well as having been long time members of the country club. Their son Brandon, a student at University of North Florida, lives at home. Their daughter has married and left the "nest". Sharon works for the St. Joe Company and Terry is employed by Atlantic Marine. Terry enjoys playing golf, and Sharon is currently being entertained by "Larkin", their new Maltese puppy. 

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## Architectural Review Committee. . . Shawn Griffith

ARC has the charge from the property owners of HHCCE to maintain the Rules & Regulations established in the Covenants of the community set forth by the original developer.

Such entity (HHCCE ARC)... may determine the specific location where solar collectors may be installed on the roof within an orientation to the south or within 45 degrees east or west of due south, provided that such determination does not impair the effective operation.

At times we are guided by the essence of governmental law. In some cases, our Covenants superseded, and in some they do not. While this can seem to be confusing to our property owners, please know that, in an effort to maintain consistency and fairness, we utilize our legal counsel for guidance and direction within our community rights in each occurrence.

HHCCE ARC—has the right to require the placement and location relative to the home placement on the lot and what is considered the most aesthetically appealing for HHCCE, providing that it fits within statute 163.04 guidelines.

- ♦ Solar Rights Law (Florida Statute 163.04 - Paraphrased). No deed restricted, covenant community can deny a property owner the right to install solar collectors or other energy devices based on renewable resources by any entity granted the power or right in any deed restriction, covenant, residential dwellings not exceeding three stories in height.

- ♦ Satellite Dishes (FCC Information Sheet – 47 C.F.R. Section 1.4000). The rule applies to individuals who place antennas that meet size limitations 39.37" or less in diameter on property they own or rent and that is in their exclusive control. Local community associations may enforce restrictions that do not impair installation, or maintenance, and that are designed to receive video programming services.

Meet a neighbor

# Clay Yarborough

**O**n March 20, civic-minded voters among Hidden Hills folk will cast votes for the person they want to serve on the Jacksonville city council as their District 1 representative. They will choose from one of three commendable candidates: Democrat Karen Osgood and Republicans Cheryl Grymes and Clay Yarborough. Candidate Yarborough is the home-grown one among them. He is the son of Bo and Micki Yarborough of the Meaghan Court Yarboroughs.

Clay is as local as the St. Johns River, almost. He is a graduate of the Peterson Academy of Technology (high school, 1999) and the University of North Florida with a degree in business administration (2005). He is currently pursuing a masters in B.A. at North Florida, while holding down an operations job at United Parcel Service. Married? "Not yet, but I've got my eyes open."

Though 25, Office Seeker, Yarborough is no political neophyte. In 2000, at age 19, he was elected to the Soil and Conservation Board, a feat that identified him as the youngest elected official in Florida. As board chair (2003-4) and as its current treasurer, he has had a street level grounding in the ways of public service and of the policy making and budget practices and constraints that enliven it. What got him thinking the public service might be for him? In 1999, as a television production student, he began operating a camera at Channel 7's coverage of city council meetings. "That experience turned into a four-year eye opener," he recalls. "Every Tuesday I had a chance to observe, up close, the work of committed council members doing laudable work for our city. Their dedication convinced me that public service would be an honorable, rewarding path to follow."



For sure, the 2007 city council agenda will require a full measure of dedication from its members. When has it been otherwise? Public safety concerns (*law enforcement concerns* is another way of putting it) is a front burner item in Jacksonville governance. It is true as well that our economic base has grown, but now is not the time to permit status quo thinking to take over. And, the rep from District One, whomever it is, will be expected to be a fiscally responsible operator.

It is comforting to speculate that eligible voters breakfasting on March 20 will have every intention of voting. Still, a reminder—in the Great American Game of public office seeking good intentions are never counted. Only votes.

Polling places open at seven a.m. and close at seven p.m.

Harry Anderson 

**Visit us on the web at:**

[www.hhcce.com](http://www.hhcce.com)

## Resident Database, Bar Code & Directory Update . . . Cletia Bowron

First of all, many, many thanks to those of you have graciously filled out and returned your information update forms. Some not once, but two and three times. Where did they go? Who knows? I only know they never arrived in my mailbox, and if the security guard accidentally placed them in someone else's box, to-date they've not surfaced. Had we only been working on the Resident Directory, we would have simply assumed the information currently listed was correct for those that hadn't turned in their form and published it. But, with the software issues we've had with the guardhouse computer, we had to expand the Resident Directory process to include the information necessary to re-enter all of the computer's resident files (550 of them!) that control the gate entry.

At this time, the Resident Directory is being formatted with hopes of getting it to the printer within the next sixty days. For the 81 or so who did not return an updated information form, the 2005 directory's information will be used.

The guardhouse database has also been re-entered as submitted by the residents. However, there are a few problems. With only a half-day training on the software, I am quite sure I made some mistakes that will no doubt show up when the bar code gate arm fails to activate, or guests are not on file. Please be patient! The guards have been instructed to keep a list, or you could notify me yourself. Simply email me ([crbowron@aol.com](mailto:crbowron@aol.com)) or drop a note in my mailbox #251, providing the make, model, year, license tag, and bar code & window decal number. Once notified, your bar code should return to working order

within 24 hours. In the meantime, please accept my sincerest apologies. All I can say is that you certainly can't get good "free" help any more, and you're welcome to fire me at any time!

Permanent guest and service provider lists have also been updated at the guardhouse, utilizing the information provided by each resident. You should be aware that the security guards only have the ability to add guest names on a temporary basis. If you wish to add a guest or service provider on a permanent basis, or remove someone, you must complete a "**Resident Change Request**". This form may be obtained at the guardhouse or downloaded from the [www.hhcce.com](http://www.hhcce.com) website. Once submitted, the change should be activated within 48 hours of receipt.

Incidentally, many of you have notated on your form the need for new window decals or bar codes, for multiple reasons. If you're one of them, you'll need to complete a "**Resident Decal Application**" requesting such. The application may be obtained at the guardhouse, or by downloading it from our [www.hhcce.com](http://www.hhcce.com) website. Please note there is a \$5 charge per sticker, whether it is for the window decal or bar code replacement. Requests should be directed to Leah Ervin, Box 50.

MUCHO thanks to Jane Verkouteren for having volunteered to help track down the 180 plus missing forms. Having only moved into HHCCE last summer, she thought it would be a wonderful way to meet her neighbors, and she recently retired and was extremely bored. Well, my-oh-my did she get indoctrinated! Actually, the majority of you were pleasant, and those of you not so pleasant that had previously completed your form (that disappeared into never-never land) had every right to be disgusted. 🍁

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## More Volunteers to the Rescue!

No doubt many of you have had the pleasure of meeting Bobby Green this past year when obtaining new vehicle decals. Due to his busy schedule, Bobby has turned the reigns over. On behalf of the Board, we extend mega thanks to Bobby for his dedication and volunteer service.

In his place, Leah Ervin, assisted by Roxanne Graney, have graciously volunteered to fill his shoes. As of this writing, Leah has been on "duty" for the last two weeks, getting organized, and finding a "system" that will work best for her and Roxanne's busy schedules. And so far, she has already "serviced" over two-dozen residents. Welcome aboard, and many thanks to Leah and Roxanne for volunteering! 🍁

## Monthly Board of Directors Meetings . . .

Your Board of Directors meets the second Wednesday of each month at 7 p.m. at Hidden Hills Country Club. Residents are welcome to attend meetings and if they wish, will be given an opportunity to address the Board on any issue they may have. Our agenda is fairly standard each month and will be included in each month's newsletter to fulfill our obligation to all residents to publish the agenda. If you plan to attend a meeting for the purpose of speaking to an issue, would you be good enough to contact Austin Kelley at 645-7838, or Jan Herren at 251-3440 to advise of your desire to attend and speak. You will notice that our agenda sets aside time at the end of each meeting for residents to address the Board.

### Board of Directors Meeting Agenda

1. Call to Order
2. Roll Call & Proof of Notice
3. Approval of Minutes of Last Meeting
4. President's Comments
5. Financial Report
6. Manager's Report
7. Committee Reports
  - ARC/Covenants
  - Maintenance
  - Security
8. Old Business
9. New Business
10. Resident Presentations
11. Adjournment

## Architectural Review Committee ("ARC")

The Architectural Review Committee normally meets the third Wednesday of each Month at 7 p.m. at Hidden Hills Country Club. Residents are welcome to attend. Should you wish to address the committee, please call Neighborhood Managers (251-3440) to be placed on the agenda. If you only wish to plan and "sit in", it's also suggested to call to confirm the meeting has not been re-scheduled or postponed.

## Security Committee... Willie Hodges

Bar Codes and Window Decals — Auto window decals and gate arm bar code stickers are for residents of HHCCE only. In 2005, prior to our new security software system installation, the Board voted to allow only those vehicles that are registered to a HHCCE address. While it may appear extreme not to allow exceptions (caregivers, nannies, college students, adult children, etc.), the Board did not want to be placed in the position of justifying one exception over another; otherwise you begin "policing" opinions rather than policy.

As for the removal of old decals, the procedure is that any resident requesting a new bar code or window decal be required to turn in the old one, even if just a piece of it. The old bar code can be deactivated; however, removal of the window decal is most important since we have no way of tracking it. Obviously we've been somewhat delinquent in following this procedure, as we've found the HHCCE stickers around town at odd places, such as on vehicles for sale at used car lots, on construction vehicles, etc. Needless to say, rest assured we will be more diligent in following our procedure. In the meantime, if you happen to spot a "suspect" vehicle with one of stickers, please notify anyone on the Security Committee of the type of car, license tag, and location.

In the event you need to obtain new or replacement decals and/or bar codes, a "Resident Decal Application" must be submitted to Leah Ervin, Box 50. Applications are available either at the guardhouse, or downloaded from the [www.hhcce.com](http://www.hhcce.com) website. Completion instructions are on the application. Once the application is received and approved, you will be contacted to schedule an appointment to have the decals applied. Once applied, they should be activated and in working order within 48 hours.

Entry Gate Arm – The incoming outside gate arm for residents only is designed to go up when the bar code registers with the reader. Once the gate arm fully rises, the vehicle advances, vehicle tires trip an underground road wire and the gate arm lowers within seconds. The system is designed for only one vehicle at a time. If you try to tailgate, the probability is high that the arm will strike your vehicle, possibly causing damage. By viewing the camera system installed on all four gates, we have the ability to review the incident. If your vehicle was clearly damaged by your neglect, whether entering or exiting, your damage claim will be denied.

## Maintenance Committee...

### Charles Smith

Although the weather has felt more like spring, we have been busy completing the necessary winter pruning. You will notice that the pear trees at the front entrance have been trimmed, as well as the removal of the Leyland Cypress tree in the rear of the guardhouse. The winter annuals planted among the common areas are doing well, and most beds have been mulched. Unfortunately, we're noticing a lot of dollar weed in the common street islands, most likely due to the unusually warm weather. R&D, our contracted maintenance firm, is actively spraying to bring this matter under control before spring truly does arrive.

Incidentally, many of our residents' lawns appear to have a dollar weed problem also. Dollar weed may only be treated during the dormant months, so now is the time if you've not done so. Otherwise, the potential for killing the lawn is high.

The Committee is in the process of taking contractor bids on enlarging the guardhouse. We have outgrown the space, making it virtually impossible for the guards and mail carrier to function properly. The mailboxes will also need to be replaced as they are old and in poor condition. The plan is to extend the rear wall of the guardhouse approximately ten feet, and remove the curb. This will enable the mail carrier to enter from the rear instead of through the front, allowing cars to utilize both exit lanes. The Committee welcomes any input you may have regarding the renovation. 🌿



No doubt you have noticed the construction near the front entrance on the far side of the lake. Partnership Custom Homes continues to build their one-of-a-kind homes for your new neighbors in "Wentworth at Hidden Hills". These luxurious homes include upgraded amenities, such as elevators, granite countertops in the kitchen and master bath, stainless steel GE Profile appliances, structured wiring, 10' ceilings and extensive crown molding throughout. Being nestled alongside the 18<sup>th</sup> fairway and green of the Arnold Palmer designed Hidden Hills Country Club golf course provides these homes with amazing views.

Although enveloped within the HHCCE Association, the privately gated seven-home enclave will be equipped with a separate mail facility. Also, property owners will receive their initiation to the Hidden Hills Country Club. Partnership Custom Homes currently has four lots available for purchase with land/home packages starting at around \$600,000.

No one understands the value of a neighborhood such as HHCCE better than you. If you are interested in upgrading the size or age of your home, while remaining in HHCCE, or if you know someone who is, please contact Brock Mikosky at (904) 651-5730, or at [bmikosky@hotmail.com](mailto:bmikosky@hotmail.com), or stop by the Wentworth at Hidden Hills Sales Office located immediately adjacent to the HHCC Tennis Pro Shop. 🌿

### ARC Committee continued from page 2

HHCCE ARC — has the right to provide a preferred placement area for the homeowner per application. Providing it does not impose unreasonable delay or expense or preclude reception of an acceptable "quality" signal.

As always, for the property owners' protection, ARC requests that an Architectural Modification form be completed and turned into Neighborhood Managers for approval.

- ◆ Neighborhood Managers should receive the form, as well as all required supporting documentation, no later than one week prior to the monthly ARC meeting.
- ◆ Monthly meetings are held the 3<sup>rd</sup> Wednesday of each month at 7:00 PM at the Hidden Hills Country Club clubhouse.
- ◆ ARC will review the submission, and a letter of approval or disapproval will be mailed to the property owner within five business days following the monthly meeting at which it is reviewed.

An "Architectural Modification" form may be obtained as follows:

- ◆ Neighborhood Managers (contact info below)
- ◆ Download form from community website at <http://hccce.com/forms.html>

The ARC Architectural Modification form and supporting documentation must be completed and forwarded to Neighborhood Managers as follows:

- ◆ Neighborhood Managers' document drawer location in guardhouse
- ◆ Neighborhood Managers, Inc. (904) 251-3440
- ◆ [HHCCE@neighborhoodmgrs.com](mailto:HHCCE@neighborhoodmgrs.com) 🌿

## HHCCE Board of Directors 2006 – 2007

President: Austin Kelley 645-7838  
[Ausum\\_2001@yahoo.com](mailto:Ausum_2001@yahoo.com)

Secretary/Treasurer: John Durant 997-6495  
[jwdurant@aol.com](mailto:jwdurant@aol.com)

Members at Large: Larry Dismore 564-1671  
[ldismore@comcast.net](mailto:ldismore@comcast.net)  
 Bobby Green 620-0405  
[bobbyg16@hotmail.com](mailto:bobbyg16@hotmail.com)  
 Willie Hodges 928-9281  
[hhodges@bellsouth.net](mailto:hhodges@bellsouth.net)  
 Gene Jones 646-0076  
[Gene.Jones@ERA.com](mailto:Gene.Jones@ERA.com)  
 Charles Smith 565-9917  
[c7158@aol.com](mailto:c7158@aol.com)

### Standing Committees

Architectural Review: Shawn Griffith 641-3086  
[shawn.griffith@cornerstonehomesjax.com](mailto:shawn.griffith@cornerstonehomesjax.com)  
 Cletia Bowron 642-0567  
[crbowron@aol.com](mailto:crbowron@aol.com)  
 Charles Smith 565-9917  
[c7158@aol.com](mailto:c7158@aol.com)

Boat/RV Lot: Austin Kelley 645-7838  
[Ausum\\_2001@yahoo.com](mailto:Ausum_2001@yahoo.com)

Communications: Bulletin Board – Kathy Buffkin 642-9184  
[kbuffkin@bellsouth.net](mailto:kbuffkin@bellsouth.net)  
 Newsletter – Cletia Bowron 642-0567  
[crbowron@aol.com](mailto:crbowron@aol.com)  
 Olivia Ehmer 997-1161  
[oliviae@aol.com](mailto:oliviae@aol.com)  
 Beverly Jordan 997-9977  
[beverlyk.jordan@comcast.net](mailto:beverlyk.jordan@comcast.net)

Resident Directory: Cletia Bowron 642-0567  
[crbowron@aol.com](mailto:crbowron@aol.com)

Welcome: Kathy Buffkin 642-9184  
[jbuffkin@bellsouth.net](mailto:jbuffkin@bellsouth.net)  
 Darla Hey 642-1982  
[they2@comcast.net](mailto:they2@comcast.net)

Yard of Month – Kim Stancil 997-0083  
[stancilk@earthlink.net](mailto:stancilk@earthlink.net)

Telephone: Open

Covenants/Restrictions: John Durant 997-6495  
[jwdurant@aol.com](mailto:jwdurant@aol.com)  
 Cletia Bowron 642-0567  
[crbowron@aol.com](mailto:crbowron@aol.com)  
 Gene Jones 646-0076  
[Gene.Jones@ERA.com](mailto:Gene.Jones@ERA.com)  
 Patty West 641-6908  
[PattyBWest@bellsouth.net](mailto:PattyBWest@bellsouth.net)

Maintenance – Charles Smith 565-9917  
[c7158@aol.com](mailto:c7158@aol.com)  
 Olivia Ehmer 997-1161  
[oliviae@aol.com](mailto:oliviae@aol.com)

Homeowners Board Meeting  
 (Homeowners Welcome & Encouraged)

Homeowners Board Meeting  
 Wednesday  
 February 21  
 7 P.M. at Clubhouse

Architectural Review Committee  
 (Homeowners Welcome)

Wednesday  
 February 21  
 6 P.M. at Clubhouse

\*\*\*NOTE CHANGE IN TIMES AND DATES  
 FOR THIS MONTH ONLY

(Maintenance cont.)

Bobby Green 620-0405  
[bobbyg16@hotmail.com](mailto:bobbyg16@hotmail.com)  
 Bobby Williams 645-0862

Recreation Pavilion: Deidre Gregory 251-3440  
[DSGREGO@aol.com](mailto:DSGREGO@aol.com)

Security – Willie Hodges 928-9281  
[hhodges@bellsouth.net](mailto:hhodges@bellsouth.net)  
 Joe Henry 641-1466  
[jnh1121@comcast.net](mailto:jnh1121@comcast.net)  
 Larry Dismore 564-1671  
[ldismore@comcast.net](mailto:ldismore@comcast.net)  
 David Merrill 613-0690  
[dmerrill@icsmerrill.com](mailto:dmerrill@icsmerrill.com)

Bar Code/Decals – Leah Ervin 620-9828  
[addienicole95@yahoo.com](mailto:addienicole95@yahoo.com)  
 Roxanne Graney 641-6353  
[wrganey@bellsouth.net](mailto:wrganey@bellsouth.net)

Social – Laura Zorn 641-6696  
[lmzorn@comcast.net](mailto:lmzorn@comcast.net)

Jan Herren, Community Association Manager  
 The Neighborhood Managers, Inc.  
 79 Masters Drive  
 St. Augustine, FL 32084  
 (904) 819-9566 (904) 819-9564 (fax)  
 (904) 251-3440 Jacksonville

# Covenants & Restrictions...

## John Durant

Every month the C&R Committee tries to address certain areas where we receive the most complaints. Recently we have seen a rise in complaints regarding pets throughout the neighborhood. I personally have received two calls this week regarding dogs running loose or chasing children in an aggressive manner. Likewise, complaints have surfaced regarding roaming cats.

Please refer to Rules & Regulations Section 7.0. For your convenience, a copy may be found in your Resident Directory.

7.1 All animals must be properly controlled by their owners, according to the City of Jacksonville Animal Control Ordinances. The Association does have the right, at its sole discretion, to require an Owner to promptly remove any pet it determines to be dangerous or an annoyance to other residents.

- a. If a resident's pet is cited as running loose, threatening another resident or causing a nuisance, the Association will issue ONE warning to the pet owner.

- b. A fine of \$15.00 will be assessed for each subsequent violation.
- c. The Owner may be given 24 hours to remove the pet from the community, if deemed necessary.

Many of us on the Board have family pets, and the last thing we want is to demand a pet to be removed from the community. In order to keep our neighborhood and pets safe, please control your animals by abiding by the City of Jacksonville Ordinances.

The C&R Committee appreciates your help and support.



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The Neighborhood Managers  
79 Masters Drive  
St. Augustine, FL 32084

