

we

Live here

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Volume 2007 May Issue 4

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

www.hcce.com

Security Committee...

Larry Dismore

As we begin our transition to Giddens Security Corporation, it is important to recognize several key issues that the Board feel are extremely important to address in this transition process as we continue to strive to provide for the safety and security of our community. They are:


- Insuring that **only** approved guests and community members are allowed through the gate
- Utilizing components of our Gatehouse software that allow us to be more efficient in registering guests and service providers for entrance into our community.
 - Establishing a reporting system for the rovers during the evening hours.

A significant challenge in HHCCE is our system for delivering the mail. Distribution through the guardhouse is unique and, at key times, 3-6 pm, Mon-Fri, holidays, especially Christmas, are very stressful at the guardhouse. Many people stop on their way home to pick up mail, the guard on duty is answering the phone and registering guests, along with all other responsibilities of the post. We have found that good personnel can handle this situation, and it is our hope that working with Giddens, we will be able to put the appropriate personnel in our guardhouse to insure that this happens effectively and efficiently while maintaining the security of our community.

As we transition to Giddens Security Corporation, the following actions by HHCCE residents would be helpful to new personnel to become familiar with our system and procedures.

1. Try to minimize contact with the guardhouse from 3-6 pm on weekdays, allowing the guard to concentrate on those who are stopping at the gate by:
 - Making sure only one family member per household stops to pick up the mail. Many times the guard is checking for mail that has already been picked up.
 - Call to register guests before or after 3-6 pm on weekdays. We recognize that there are times there is no other choice, but if we can avoid this time, it will be helpful to new guards while learning the security post duties.

2. If possible, write your mailbox number on a paper large enough so the guard can see it as the car ahead of you pulls away from the guardhouse. This will allow the guard to retrieve your mail as you pull up.

It is our hope that our relationship with Giddens Security Corp. is long lasting and productive, allowing for a safe, secure community. The Board would like to thank you in advance for your patience and anticipated support. 

Welcome New Residents...

Olivia Ehmer

Norse, Malcolm and Sami
12892 Meaghan Court

641-6157

The Norses relocated from the nearby Cobblestone neighborhood on March 23rd. Malcolm is self-employed as owner of Security Center USA, a home security and surveillance company. Sami is with Blue Cross-Blue Shield of Florida as the Director of Customer Experience. The Norses have three children at home, all college students!! Paul, 22, attends Jacksonville University; Rachel, 20 and Theresa, 19, both attend University North Florida. Their oldest son, Chris, will be living in their old home in Cobblestone. As native Floridians, they both like golfing and fishing. Malcolm enjoys photography as well. Sami plays the guitar in her spare time.

Thompson, Mark & Pat
12729 Muirfield Boulevard South

379-2263

Pat and Mark moved in April from Julington Creek Plantation. Mark is a Jacksonville native, Pat is originally from Kentucky. They met in the Air Force in 1976 and have been married 31 years. Mark is an air traffic controller, and flies private jets as a commercial pilot as well. Pat is a Senior Master Sergeant with the US Air Force, stationed in St. Augustine. Pat is responsible for coordinating ground, sea and air operations in the Florida area for the *war on drugs*, as well as handling operations for any natural disasters, such as hurricanes. Both Pat and Mark will be retiring next year, and Mark will keep busy managing the real estate they own. They have two children at home, Bill, 24, and AJ, 20, a FCCJ student. They also have a daughter, 22, who works and attends FCCJ part-time. Mark enjoys golfing and motorcycling, while Pat is into interior design and antiques. They both look forward to extensive travel upon retirement, with Egypt being first on the list.

Wallace, Franz & Terri
12489 Old Warson Court

620-7264

The Wallaces are the first residents to move into the new "Wentworth" section of HHCCE. They're local, moving from Indian Springs off Atlantic Blvd. Their children are grown. Terri is an RX, the Nurse Manager – Critical Care at the Beaches Baptist Hospital. Franz is self-employed in the insurance business. They both enjoy biking, and plan on learning to play golf. Terri also enjoys reading and dancing, while Franz is into gardening (roses especially), and computers. 🍀

Important Notice: New and/or Replacement Bar Code Stickers ...

Please be advised that if you have purchased a new car, which is replacing an old one, your Decal Application **MUST** include both old window decal and bar code stickers, or any portion thereof. The same applies if you are simply replacing the bar code sticker on a currently registered vehicle. To fail to do so may result in your inability to acquire new decals.

Why is this important? For security purposes and your safety. Although we can always deactivate the old bar code, we cannot do so with the window decal. If a vehicle is sold with the window decal attached, the security guards have no way of knowing the vehicle should be restricted from the community without question. Since a substantial portion of your quarterly association fee pays for security service, you're doing yourself, as well as your neighbors, a service to follow the guidelines instituted by the Board of Directors. 🍀

MANY THANKS TO KATHY BUFFKIN

Hopefully you've all noticed the "words of wisdom" posted on the bulletin board located at the guardhouse. We've no idea where she comes up with them, but it was Kathy Buffkin's desire to welcome residents and visitors alike each and every time they enter our community. Neighborhood Managers have even received calls from contractors complimenting us on our inspirational sayings, noting they look forward to see what's posted each week as they're always changing.

So on behalf of the Board of Directors, we extend a sincere thank you to Kathy for her diligent efforts and community volunteering! In the meantime, we ask that each of you take a moment out of your busy day to extend your thank you to Kathy personally. 🍀

RESIDENT DIRECTORY ... Cletia Bowron

Very possibly by the time you receive this newsletter, you will also have received the newest revision of the Resident Directory. The directory went to press in mid-March, so if you've not received it yet, you will in the very near future. Much effort was put forth to assure the most up-to-date information was included, providing residents submitted their Resident Information Update form in a timely manner.

Many thanks to Jane Verkouteren for her efforts in following up with residents to obtain their forms, and Roxanne and Bill Graney for volunteering to distribute the directories to each and every resident! 🍀

HHCCE COMMUNITY WEB SITE UPDATE – www.hhcce.com ...

Even though many of our residents utilize the community web site www.hhcce.com, it's amazing how many of you aren't even aware we have one. For the few of you who have yet to join the computer age, it's understandable; but no excuse for others. Over the last year, we've made a concerted effort to continually promote the website through the community newsletter, "We Live Here!" as well as on the bulletin board located at the guard house. To-date, we have 212 residents on the list to receive automatic web site update notifications.


A bit of trivia ... just an example of the number of "hits" our web site receives:

December '06 – 1,700
January '07 – 2,842
March '07 – 2,530

Following are items of interest currently posted on the web site:

- "We Live Here!" community newsletter
- Yard of the Month winners – in full color!
- Board of Directors and special committee volunteer members
- Community meetings:
 - Date, time & location of monthly Board & committee meetings
 - Board of Directors meeting minutes
 - Architectural Review Committee meeting minutes
- Administrative documents:
 - HHCCE By-Laws
 - HHCCE Covenants & Restrictions
 - HHCCE Rules & Regulations (currently under revision)
- Administrative forms:
 - New Resident Information (utilized for Resident Directory & registration at guard-house)
 - Resident Information Change Form (utilized to update information for guardhouse database: e.g. authorized guest list, phone contact #'s, etc.)
 - Resident Decal Application (utilized to obtain new or replacement bar code stickers)
 - Recreation Center Rental Application
 - Architectural Modification Application (required for ARC approval on all exterior modifications: e.g. re-landscaping, fence

- installation, pools, house paint, replacement roof, etc.)
- "For Sale" sign request
- Construction Refund request
- Agreement for Rental of Storage Facility (utilized to rent boat and/or RV storage space)
- Vacation form (utilized by security service to monitor home while resident away)
- Special Reports:
 - Result of engineering study & recommendation on status of HHCCE road conditions

Please note that many of the administrative forms downloaded from the web site require Adobe Reader to access. However, if you don't have the software on your computer, you may download a free copy directly from our web site. Just click on the designated area at the bottom of each page. 

ARCHITECTURAL REVIEW COMMITTEE ("ARC") . . . Shawn Griffith

ARC has the charge from the neighbors of HHCCE to maintain the intent and integrity of the established rules and covenants of the community set forth by the Board of Directors.

At times we are guided by the essence of specific language within the Covenants or Rules & Regulations. At other times we are governed by what the ARC deems is in the best architectural or landscape specific design for the community. Many times we are faced with upsetting a neighbor through interpretation, but it is always done on a neutral, non-biased position, in an effort to maintain consistency and fairness throughout HHCCE. In some cases we will see our legal counsel for guidance and directions within our community rights, should we feel an occurrence is not clearly within our realm. However, we do not spend our association monies on legal interpretations unless we feel it prudent.

Spring Maintenance

Many times we are asked if approval is needed for tree removal, re-roofing or house painting. Let me address each individually.

Tree Removal – YES

- Refer to ARC Design Guidelines, # 8, Item 6, "Exterior Landscaping and Maintenance Guideline. Posted on www.hhcce.com

- 6" or larger requires a request form to be completed, along with neighbors' signatures (or the attempt)
- \$500 deposit (community property protection); refundable upon completed inspection by NMI or ARC.
- Inspection of trees to be removed (must be clearly on home owner property)
 - Marked for removal at time of ARC or NMI inspection
- 5" or smaller and/or thinning of trees – does not require approval
- All removed trees require stump grinding/removal, and either a mulch bed or sod over the area as replacement

Exterior House Re-Paint – YES

- Refer to ARC Design Guidelines, #11, Item 3, "Exterior Building Alterations Guideline. Posted on www.hhcce.com
- Request form must be completed, along with neighbors' signatures (or the attempt)
- Pictures of adjacent homes
- 3"x5" color samples of body and trim colors
- No deposit is required if the home is being repainted exactly the same color as before. \$500 deposit is required if the home is undergoing a color change; refundable upon completed inspection by NMI or ARC.

Re-Roofing

- Refer to ARC Design Guidelines, #11, Item 3, "Exterior Building Alterations Guideline. Posted on www.hhcce.com
- Form must be completed, along with neighbors' signatures (or the attempt)
- \$500 deposit (community property protection); refundable upon completed inspection by NMI or ARC.
- Roofing shingles / Eave drip that are the same color – immediate approval
- Roofing shingle / eave drip color change – ARC approval required
- Pictures of adjacent neighboring homes

Architectural Modification Application and supporting documentation must be completed and submitted to Neighborhood Managers:

- Neighborhood Managers document drawer located in guardhouse
- Neighborhood Managers (904) 251-3440
- HHCCE@neighborhoodmgrs.com
- ARC will no longer accept incomplete submittal packages

Application should be submitted no later than one week prior to the monthly ARC meeting, held every 3rd Wednesday

day of each month.

- Monthly meeting held at 7:00 pm at Hidden Hills Country Club clubhouse
- ARC will review the application, and a letter of approval or disapproval will be mailed to the homeowner within five business days of the meeting; as well, an approval letter is mailed directly to your pool contractor of record.
- A contact call to Neighborhood Managers (Jan Herren) can be made by the homeowner to obtain verbal approval/disapproval the Friday following ARC's monthly meeting.
- Access to the homeowner property by the contractor is subject to the approval process of the ARC submittal. Neighborhood Managers will notify the guardhouse of approved contractors.

The web site address below allows for easy access to the requirements – both will be helpful in knowing what is required:

- <http://hccce.com/forms/html>
- Rules and Regulations (section 6.0)
- Architectural Modifications (section 6.0)
- Page 10 – ARC Modification application 

MONUMENT ROAD CLEAN UP PROJECT (4/1/07 status) . . .

Dave Boynton of Hidden Hills is recruiting area community resident volunteers to help in "cleaning up" Monument Rd from McCormick to Ft Caroline. As of this writing, HHCCE is fortunate to have several homeowners who have already volunteered . . . Peggie & Walt Beilfuss, Larry Dismore, Zack Fields, Earl Holcomb, Dave Llewellyn, Jim Ward, and Kathie Mercer-Garrett. Dave is hopeful that enough volunteers can be secured to make a number of "work groups" and lessen the individual workload.

The Jax Environmental Resource Department will supply materials (trash bags, gloves, pick up tools, orange safety vest, etc.). Materials were scheduled to be delivered to Dave by mid-April. In the meantime, Dave will be working on completing volunteer lists. Hopefully, within 30 days the first clean-up date will be scheduled. Dave hopes to schedule the clean up in advance of the city's date to seed the median. (Not identified as yet). Once determined he will identify what is planned and/or needs to be done. An e-mail schedule will be issued to all those signed up.

Please feel free to e-mail Dave (boyntons@comcast.net) to volunteer, or if you have any questions. Our commitment remains to get Monument Road back to a prideful condition, one step at a time". Dave welcomes your thoughts and ideas.

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 

WILD LIFE ALERT! ...

Rumor has it that a Florida Bobcat and Red Fox have been sighted throughout the community. Although beautiful, these are a wild animals and should not be approached. Typically, the animals are nocturnal and would be seen, but not limited to, after dark and before day break. With that in mind, be extra cautious with your children and pets.

This brings up two other related matters.

- By law, the City of Jacksonville requires that all pets be on a leash at all times when not on their owners' property. The same applies to our community, for dogs and cats as well. Although most of our residents comply, some do not. For those, you are taking a chance that one of your neighbors will, and justifiably so, notify Animal Control and have the pet removed from the community, as well as the pet owner being assessed a fine or citation. In addition, our community requires residents to carry "pooper scoopers" when walking their pets. There's nothing more disgusting than walking out to pick up your paper in the morning and stepping in a "pile"! So be a good neighbor and comply.
- It is a Florida State law (and possibly federal law) that wild animals not be fed. Besides being law, common sense indicates once an animal adjusts to an alternate food source, should that source discontinue, the animal may very well die of starvation. The same rule applies to the geese and ducks in our community. With numerous lakes in the community and along the golf course, there is food a plenty for them. 

HAPPENINGS AT WENTWORTH AT HIDDEN HILLS . . .

Morgan Mikowski



Just a brief note about a few of the things you may have noticed lately in and around Wentworth at Hidden Hills:

- We are proud to say that your HHCCE community now has two new families. Both homeowners have closed and have begun moving into their new homes. Please take time to say hello when you see them around the community.
- We have recently broken ground on our third Wentworth home. The site is located next to the first two homes in the community.

- You may have noticed us preparing for the installation of a few new features to the Wentworth landscape. We will be installing a new wrought-iron fence with concrete and stucco pillars. This fence will be coordinated with Wentworth's new entry signage. Also, we will soon be laying sod around the perimeter of the lake in an effort combat any future erosion.

If you have any questions about anything involving Wentworth at Hidden Hills, please do not hesitate to contact us at (904) 807-7671. 

MONUMENT ROAD BEAUTIFICATION PROJECT UPDATE (4/1/07 status). . .

No doubt over time you've all noticed the deterioration of the medium strip along Monument Road, to the point that it is down right unsightly, and certainly not a welcoming entry befitting our fine community.

For some time now, Dave Boynton, a resident of the original Hidden Hills directly across the road from the HHCC, has been working diligently networking with many branches of the City of Jacksonville in an effort to effect a change. Well, progress may be underway! To date, the City has developed a maintenance schedule, repaired the irrigation system, and committed to reseeding the median with Bermuda seed. Dave identified concern of reseeding on sand and hardpan and advanced the idea of resodding. To make a long story short, Mr. Jeff Beck, Chief of Streets & Drainage for the City, and Dave McDaniel, Senior Project Manager Streets & Drainage Department, have committed to the following:

1. The irrigation system is now on from 3:00 a.m. to 5:30 a.m., Sundays and Wednesday, to soften soil for seeding. Bermuda seeding will begin approximately April 15th. Hopefully with added rainfall, germination will follow. Germination and turf growth takes 60 days. The City will monitor for 60 days and if this fails they will:
2. Take additional steps to correct. These steps include possible resodding. However, it should be recognized that if the City resods, and additional concern is identified... resodding requires additional care, such as fertilization and pest control. The City maintenance programs DO NOT at this time allow for fertilization not pest control of this magnitude. We could end up back in the same condition as present, unless a citizen committee is willing to upkeep. We recognize the need for a volunteer citizen group for regular trash pickup, but would not recommend being in the fertilizing and pest control business. In addition, Dave and his volunteer "partners" are networking with two other departments, Clean It Up-Green It Up and Urban Forestry. These departments sponsor Adopt-a-Mile program and the refurbishing of trees/shrubs/ mulch.
3. Ray Lake, outgoing District #1 City Council mem-

ber, has continuously been very supportive of this project. Cheryl Grimes, one of two candidates running to replace Lake, was also well aware of Dave's group's efforts and publicly identified two of her main goals, if elected, were to (1) work to eliminate litter; and (2) enhance beautification of Arlington. Unfortunately, as of this writing, Dave, has been unable (through the City) to contact Clay Yarborough, the winning candidate that will be superseding Lake in July. However, Dave will continue to pursue Clay in hopes that he will join forces and champion our efforts.

Since "power is in the numbers", if anyone is interested in joining forces with Dave to help with the beautification efforts, please email Dave Boynton at boyntons@comcast.net. In the meantime, we'll try to keep you posted in future newsletters of any progress. And on behalf of the community, our sincere thanks to Dave and his team of volunteers!

4/17/07 Update – The city has reseeded. A few irrigation zones were not working and Dave reported such to Streets & Irrigation Department.

Monument Clean Up continued from page 4

4/17/07 status – Dave has received a \$200 anonymous donation to be used as "seed" money for mulch to ring trees in median on Monument Rd. There are 99 trees between McCormick and Ft Caroline Rd, so this would be a project that would require additional donations. Coggin Motors has agreed to sponsor Adopt-A-Road, which is great news for us as it gives them the responsibility. Dave is attempting to contact them in hopes of working out a joint effort and possibly assist us with a few other projects (e.g. mulch rings). In addition, Reggie Whiteside of Reggie's Landscaping has agreed to assist by actually ringing a few of the trees in the median so we can see what it looks like. Although we are currently on the City's waiting list to trim palms, the City currently has to do complete "safety" work. Reggie is going to canopy the oak trees for us within the next couple of weeks.

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.

HHCCE Board of Directors 2006 – 2007

President: Austin Kelley 645-7838
Ausum_2001@yahoo.com

Secretary/Treasurer: John Durant 997-6495
jwdurant@aol.com

Members at Large: Larry Dismore 564-1671
ldismore@comcast.net
 Bobby Green 620-0405
bobbyg16@hotmail.com
 Willie Hodges 928-9281
hhodges@bellsouth.net
 Gene Jones 646-0076
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 Charles Smith 565-9917
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 Cletia Bowron 642-0567
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 Charles Smith 565-9917
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Communications: Bulletin Board – Kathy Buffkin 642-9184
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 Newsletter – Cletia Bowron 642-0567
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Resident Directory: Cletia Bowron 642-0567
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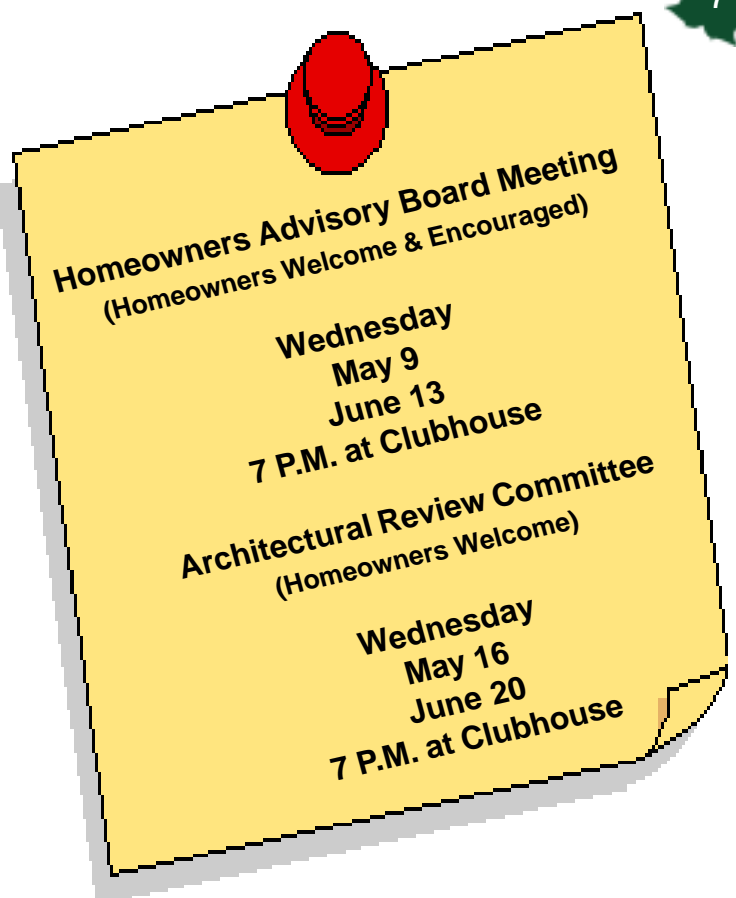
Welcome: Kathy Buffkin 642-9184
jbuffkin@bellsouth.net
 Darla Hey 642-1982
they2@comcast.net

Yard of Month – Kim Stancil 997-0083
stancilk@earthlink.net

Telephone: Open

Covenants/Restrictions: John Durant 997-6495
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Jan Herren, Community Association Manager
 The Neighborhood Managers, Inc.
 79 Masters Drive
 St. Augustine, FL 32084
 (904) 819-9566 (904) 819-9564 (fax)
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COVENANTS & RESTRICTIONS . . . John Durant

The drought continues!! As we all know, the lack of rain is causing serious problems with our lawns and shrubbery. Add to that, our mandatory water restrictions and we all have brown lawns. As a Board, we understand the limitations placed on every homeowner, but our lawns can still be properly maintained. Several lawns have bare or dirt spots, and many are covered with weeds. The C&R committee will address these lawns, and the homeowner will be responsible for correcting the problem.

We have had several complaints about fences and privacy hedges. HHCCE Rules & Regulations have very specific restrictions on fences for both golf course lots and interior lots. Please refer to Section 7.0 for details. A copy may be found in your Resident Directory, or on the www.hhcce.com web site. As always, any fence installation requires approval of the Architectural Committee. Privacy hedges also fall under the same guidelines. Golf course hedges cannot exceed 4 ft., and interior lots cannot exceed 6 ft. We will be inspecting several complaints. If your hedge is over the maximum height for your lot, please maintain them to the proper levels.

In the last newsletter we addressed the problems with trees growing over our light poles and streets. With hurricane season rapidly approaching, this needs to be addressed ASAP. Shaws Tree Service has inspected the neighborhood and is preparing an estimate for the trimming. Please inspect your trees for any needed trimming or pruning. This month we will be contacting each homeowner affected to correct the overhanging trees.

To all the residents, thank you for keeping HHCCE the great community it is! 

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

