

# HIDDEN HILLS COUNTRY CLUB ESTATES

A Newsletter published by the Board of Directors

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## **Presidents' Corner. . . Gene Jones**

My how time flies!!!! Whether you are having fun or not! I have been your President for the past year and I only have a few months left. Have you considered serving on ***your board?*** We have accomplished several things this past year!

- Completed the remodeling of the Guard House and installed new mailboxes & layout
- Began the first phase of resurfacing of our streets
- Installed a new Security Camera System
- Reinstated the community Newsletter
- In the process of revamping the community website. . . [www.hhccce.com](http://www.hhccce.com)

Plus many, many things you don't see! And there is no way all this could have been successful without the help of one of the best Board of Directors!

I want to thank each and every one of them! And I want to thank each resident who volunteers to make Hidden Hills Country Club Estates one of the Best communities in Jacksonville to call HOME.

## **Yard of the Month & Welcome Committee. . . Sandra Jones**

I've been a resident of HHCCE for over four years. Having recently retired from our family real estate business, and being a resident of HHCCE for four years, I ceased the opportunity to volunteer for our community. A few months ago, I volunteered to handle the Yard of the Month as well as the new resident Welcome Committee.

What a challenge to choose just one yard at this time of year! Everything is in full bloom and the grass has never been greener. If any of you would like to recommend one of your neighbors for Yard of the Month, please feel free to pass the lead my way!

As for the "Welcome" function, upon moving into our community, a packet is delivered to the new resident

containing a Resident Directory, as well as numerous other materials of interest to a new resident. Although we make a concerted effort to keep track of each new resident, sometimes the communication chain falls short. So, if you're a new resident in the community and haven't been contacted by me, please complete our New Resident Information Form, drop off at the guard house to the attention of mail box #251, c/o Cletia Bowron. The form may be downloaded from the community website at ([www.hhcce.com](http://www.hhcce.com)). Once that happens, we'll make sure you're entered into gate house database, as well properly welcoming you into our wonderful community.

Hidden Hills Country Club Estates is a great community in which we should all be proud to live in.

## **Maintenance. . . Charles Smith**

Hopefully you've all noticed that the guard house is finally completed. This renovation has been long and very trying for not only me, but for the entire community having to retrieve their mail from Recreation Center.

A portion of the guard house most of you probably seldom see are the new mail boxes. As a matter of fact, the mail box situation was the main reason it was necessary to enlarge the guard house and install a new camera security system. The camera security system and layout of the mail boxes was required by the US Postmaster. The new boxes and layout should provide a better work environment to allow the mail carrier and guard access, and in turn make retrieving your mail easier.

The first phase of repaving our streets is completed. Shawn Griffith and I spent a LOT of time to assure the job was done correctly. Although the contractor returned numerous times, we feel the final outcome was well worth the effort and inconvenience.

The Board is currently considering different manners of absorbing the cost for the next phase of paving. With that in mind, rest assured that if your street is one in need of repair, we've not forgotten.

## **Architectural Review Committee. . . Shawn Griffith**

ARC continues to deal with changes in the neighborhood. Most residents are compliant and go through ARC's review process prior to replacing their roof shingles, painting their home's exterior, or constructing an addition.

However, there are always a few that do not realize, or simply choose to ignore ARC's review process. In such case, ARC must deal with them on a case-by-case basis.

## **Security. . . Terry Hart**

The guards are performing an adequate job of trying to only admit residents and their invited guests. However, this can be an overwhelming task, especially when numerous residents do not notify the gate house in advance of the arrival of guests and/or vendors. That being said, PLEASE take a moment to call the guard house every time you are expecting an unregistered guest or vendor, providing your name, address and the guest's name. This will allow the guard from having to take time phoning the resident for approval, and in turn backing up traffic at the gate.

**Important note:** You should call the guard house anytime you are expecting anyone that is not your approved list. This includes, but is not limited to, friends, family, and service provider, including the pizza delivery person. (The number is 646-1201) Again, this will keep the guard from having to stop, look up your number and call you. When the guard has to do this it backs up traffic at the gate. One call can back the line of cars up a long way. So next time you're sitting in line at the gate, it may be because someone didn't call to authorize their guest admittance. If everyone will comply with this request, it should help speed things up at the gate.

Also, it is HHCCE's policy not to admit construction delivery trucks without an ARC approval letter on file. This will help will keep unapproved work from taking place. If you are unsure if ARC approval is needed, you probably do. Remember, it's always better to file for approval in advance, rather than having to deal with "after-the-fact" unpleasantness, and possibly with financial risk to the homeowner.

We continue to have a limited amount of vandalism and teenagers just being teenagers. I routinely get reports of neighbors' cars being "egged". If you have a teen, please be a responsible parent by talking with them about respecting others property. Every parent I talk to tells me "it's not my angel." The fact is that this is happening and someone is doing it!

The last item from security this month is. . . remember there are thousands of us living in the community and we only have one roving guard on duty at night. We as residents will have a much greater possibility of spotting something unusual. If you see something suspicious, such as a car parked on a dead end street or cul-de-sac after hours, please notify the guard. The nighttime rover does

drive throughout the community, but can't be everywhere at once. So if you report such a car, the rover can locate it to find out what the situation is. This will help keep our neighborhood safer.

## **Secretary/Treasurer. . . Ann Lewis**

Currently, HHCCE is in very good financial shape. We just had two major expenditures, the guard house renovation and street re-paving. Those expenditures were anticipated and therefore budgeted accordingly.

One problem we do have are those homeowners who are chronically late with their quarterly dues. This does create a cash flow problem for the community. Every property owner has to pay them, so why not be timely, and thereby saving a late fee assessment?

## **Covenants. . . Beau Ethridge**

Now that summer is upon us, residents are beginning to work on their lawns more. This is a good thing. When I do my monthly drive-bys looking for violations (I hate to have to do this but it is my job), I see a lot of residents outside working on yards and flower beds. I want to thank you for this.

Still, there are numerous residents not in compliance with our covenants and don't appear to be making an effort to rectify the situation. When I see a violation, I attempt to contact the violator by phone first, to explain the violation, but if I'm unable to reach them, or they don't resolve the problem, the next step, in our By-Law procedure is to issue a notification from Neighborhood Managers (HHCCE's management company), stating the problem, the necessary action to remedy it, and amount of time for completion.

Upon failure to comply, the matter is then referred to HHCCE's attorney. We certainly do not relish these drastic measures, but feel it necessary in order to protect the home values in our community. After all, homeowners that do maintain their property do not want a property in disrepair next to theirs. Can you blame them?

Normally during the summer months, lawns need watering 1" about every 3 days. In most cases, an hour per each sprinkler zone should keep the grass green. This should also fall under the water restriction guide lines.

If you have brown spots, check to ensure the water from the sprinkler is covering the brown spots. If it is, you may need your pest control company to check for chinch bugs.

Another common problem this time of year is cutting the grass too low. My lawn service tells me to keep the grass at least 2 inches tall. If cut it too short, it can burn the grass and/or roots causing brown spots.

**Important note:** Another problem that has been reported to me is that there are quite a few tree limbs overhanging the streets. Large trucks (moving vans, delivery trucks, etc.) often hit these limbs. Please check to see if you have this situation. If so, being a gated community our streets are not "city streets". Thereby it is the homeowner's responsibility. If not handled by the homeowner in a timely manner, the association will arrange for the service and charge-back the homeowner. So if you have trees near a street check the height of the limbs and handle accordingly.

If you will recall, several months ago I distributed a notice regarding the placement of street numbers on each home. Several residents called to thank me because they were not aware of their house having the problem until it was pointed out. Others seem to have ignored the issue. Although it's not a Covenant violation, it is for your own safety. If you call Rescue, the Police, or even Fed Ex or UPS for a delivery, and they can't find your address, it creates a problem. In the case of an emergency (Rescue and/or Police), it could be a matter of life or death.

Many of the street number are hidden by tree limbs or bushes. Others are almost impossible to read at night, or have simply faded causing them to be illegible. During my most recent drive-by (checking for covenant violations), the sun was setting. I shined my flashlight on several addresses, and while I could see the metal plate, I could not read the address numbers. You might want to try this yourself on your own address. If you have an address plate but it can't be read from the road, it is useless.

One last suggestion, and this is just to make the neighborhood look good so we can all take pride in it. . . you might consider having getting your house and/or driveway pressure washed. Not all homes need it, but most driveways do (mine included and it is scheduled to be cleaned).

Also, you can have your roof cleaned to remove the mildew stains. I was told the mildew not only looks bad but actually damages the shingles, shortening the life span and making the attic hotter. However, if you do this, confirm the people doing it are professionals with license and insurance. Not all pressure washers know the proper way to clean a roof and can actually damage the roofing.

As a Board, let me assure you that the entire Board is working on numerous projects to enhance the

neighborhood. Each member is dedicated to make our neighborhood a better place to live. It really is a time consuming, often thankless job. But together I think we can create a neighborhood that we will all be proud to live in.

If I can be of any help, in any way, please feel free to contact me at [beauethridge@aol.com](mailto:beauethridge@aol.com). I will be glad to help in any way I can.

## Annual Homeowners' Meeting

As many of you know, historically the annual homeowners' meeting has been held in July. Unfortunately, the track record of attendance during that time of year has been extremely poor, and in many cases resulted in rescheduling the meeting numerous times in order to obtain a quorum. Consequently, the Board has decided to delay the meeting to be scheduled in early fall, possibly September. Further details will be issued closer to the time.

In the meantime, the Board would like each and every property owner to give strong consideration towards volunteering to serve on the Board. The Board consists of seven members – 3 officers and 4 At Large. Each year 2 to 4 members leave the board after having served a two year term.

You might ask, why should we volunteer? Although HHCCE does engage a professional management service (currently Neighborhood Managers), there is still a strong need for volunteers to oversee the management company, as well as miscellaneous committees. If it weren't for the involvement of numerous volunteers, your homeowner association fee would have to be increased substantially in order to compensate the management company for the additional work load no longer being handled by volunteers. And if that doesn't stir your interest, how about volunteering just to meet some of your wonderful residents? In this day and age, we're all busy, whether retired or still working. But remember the old saying . . . "if you want something done, ask a very busy person". So again, give it thought, and should you choose to serve, please contact Jan Herren at Neighborhood Managers, or talk with any Board member.

## Monument Road Beautification Project . . .

Hopefully you've all noticed over the last six months or so the improvements made on the medium strip along Monument Rd north of McCormick Rd. Well you can

thank Dave Boynton and his group of volunteers for their perseverance!

Not to bore you with details, but about two years ago Dave, having recently retired, decided to take on the mission of hounding the city for the horrendous deteriorated condition of the medium. Although the city was sympathetic to his case, there was no budget, but they would support us and do what they could, when they could. To begin, due to no budget for sod, they spread grass seed. It was then discovered that when the road was widened some years back, the city's landscape contract included a sprinkler system, but it was never installed. But Dave continued to persevere! With the support of Clay Yarborough, our city councilman, the city has hired a mowing service every other week, is currently completing the irrigation, and has contracted for pest and weed control service, and will be re-seeding from HHCC north to Ft Caroline Rd.

On the volunteer end, last year ago the official "Monument Road Beautification" project was formed, accepting financial donations from homeowners residing in both Hidden Hills and Hidden Hills Country Club Estates. Monies received have been utilized for plants, tree rings, and pine straw. Plans for this fall call for fertilization, weed control and planting more flower beds.

Many, many thanks are extended to the volunteers who are responsible for planting, trash pick-up, edging, blowing, spreading pine straw, etc. But the "mission" is on-going! If you'd like to volunteer, please contact Dave Boynton (642-5170 or email [boyntond@comcast.net](mailto:boyntond@comcast.net)). If you'd prefer to make a donation, please make the check payable to "Monument Road Beautification" and mail to Steve Rimmer, 11620 Sherborne Cir, Jacksonville 32225, or Dave Boynton, 4221 Stratford Wy, Jacksonville 32225. Remember, every little bit helps improve our property values!

On another note, the condition of the property surrounding the BP Gas Station at Cobblestone Center is increasingly deteriorating. Several homeowners have made attempts to talk with the owner, to no avail. The city, again with the support of Clay Yarborough, has also paid a visit. Unfortunately the areas needing the most attention are the responsibility of the business lessee, not the city. Just as the condition of Monument Rd affects our property values, so does the commercial property surrounding our area. That being said, perhaps the more homeowners that make an attempt to speak with the BP owner, perhaps he'll get the message that we just might take our business elsewhere unless measures are taken to spruce up the property!