Annual Meeting and Election
Wednesday March 15

The annual meeting of the Hidden Hills Community Association, Inc, will be held at the Hidden Hills Country Club on March 15, 2017 at 7 pm.

Four of the nine seats on the Board of Directors are up for election this year. If you are interested in running, fill out the form on page 12 and mail it to Kingdom Management. Board President Ellen Bushnell is retiring from the Board after four years of service. She has sold her accounting business, and plans to travel with husband David during her retirement.

Three of the current members are running for reelection: Mieko Collins, Brian Peters and Bill Piper. So far one new candidate has decided to run—Roy Mielke. Nominations may be made any time before the election. Candidates must be current on all dues, fees, and assessments.

See pages 6 & 7 for information on the candidates.

11 am on Sunday, April 2
At the recreation area
The Easter Bunny will make an appearance

Volunteers are needed to help hide the eggs.
Please contact Mieko Collins at miekocollins@hotmail.com to volunteer.

You still have a chance to sign up for Hidden Hills great Community yard sale! Folks from our area neighborhoods will be here looking for treasure, like

⇒ Men’s and Women’s jeans and other clothing articles
⇒ Bicycles, toys and children’s clothing
⇒ Lamps, furniture, linens, dishes and kitchen appliances
⇒ Electronics, games, books, and office supplies
⇒ Tools, garden supplies and equipment,
⇒ Anything else you no longer need that deserves a new life.

See page 3 for a sign-up form, and for more information

Check us out frequently at www.hiddenhillsjax.com
Offering:

- Pool Supplies & Equipment
- Water Testing
- Repairs & Installation
- Weekly Pool Service
- Toys, Games & Floats

12220 Atlantic Blvd
(In the BJ’s Shopping Center)
(904) 220-9490
Getting To Know Your Neighbors Creates Community

In our fast-paced, stress-filled world we often don’t create the opportunities that we need in order to get to know our neighbors.

In days past, good neighbor relations were the staple of every strong community. Being able to share life’s experiences, both good and bad, with those who live so close to us was once considered one of life’s greatest blessings.

These days it is the exception rather than the rule to take the time to create strong relationships with the people we share our community with...and we are each the poorer because of it.

Each one of us has a story to tell, a hand to lend, a laugh to share, and friendship to give. What keeps us from extending so much of ourselves to the families that live around our own may be those same things that prevent us from experiencing many of the great blessings of our parents or of our youth: A changing world that focuses more on the individual than the family and the need to remain isolated in order to feel “safe and secure.”

Someone once said, “If you always do the things you did, you’ll always get the things you got.” If we want to grow as a community then we have to risk breaking free from the bonds of isolation that are so easily created by and for us. We must reach out to our neighbors and let them know that they matter and that we care.

If we do that, even in the most seemingly insignificant of ways - like a wave as we pass on the street - then we are moving toward a better community and a better way to live. Just because our culture has pushed us away from ourselves doesn’t mean it is right, it just means that we have to work that much harder in order to reconnect with one another and create a better environment in which to live.

ANNUAL HIDDEN HILLS YARD SALE
SATURDAY, APRIL 29, 2017
8AM --- 2PM

If you would like to participate, please cut out this sign-up form, and return it with check for $10.00 to Kathie Garrett Box 201,

A list of participants will be given out at the gate along with a map.

Your check made out to HHCA ($10) will cover the cost of advertising, signage, and printing of fliers.

________________________________________________________________________
Name: ____________________________
Phone #: _____________________________
Email Address: ___________________________

Folks,

Please send in your forms and money as soon as you can.

A map listing all participants will be given out at the gate. On that handout will also be included some courtesy requirements for entering our Community.

If anyone is available, we do need more people to help give out maps at the gate and drive around to make sure there are no parking violations. Any teens interested, we could certainly use your help at the gate. This is not an all day job, just 1-2 hr. shifts.

Please contact Kathie at 565-1859 to let me know your availability. Your help is so appreciated by those participating in the sale.

Thank you, Kathie Garrett,
Chair of the Yard Sale Committee

SASHIMI FUSION
JAPANESE CUISINE
OVER $30 - $5.00 OFF!
Sushi - Hibachi

Dine In
2771 Monument Rd. Ste. #5
In the Cobblestone Shopping Center
647-5336
Take Out
Keeping Up the Neighborhood

**HHCA Community Rules**

**RECREATIONAL AREA**

Dumping is prohibited in the recreational area and on the community greenbelt areas. The rec area is intended to be a safe children’s play area and community gathering site. Please keep the area clean, safe and usable. Report any dumping activities to Kingdom Management.

**SPEED LIMIT**

Slow Down! Our community speed limit is **20 mph**. If you witness speeding in our neighborhood and are able to obtain the license plate number, please contact Kingdom Management. Successive complaints will be referred to the Jacksonville Sheriff’s Office.

**TRASH CONTAINERS**

All garbage and recycle containers must be stored out of sight of the street and any neighbors. The preferred method of storage is inside the home’s garage. However, if the containers are too large to fit in the garage, an enclosure may be erected after submission of an ARC request for approval.

**Take Charge of the Street Fronting Your Home**

Falling leaves in January and early February had some people asking, “Who’s responsible for keeping the street in front of my house blown clean?” You won’t be surprised to hear that you are. And I am.

While we do have a street sweeper provide service on an as needed basis, when we have a particularly heavy leaf fall, the service isn’t free.

On a regular basis each homeowner is responsible for blowing leaves and other debris from the gutter in from of their property.

We should all take care not to blow the leaves into drains, which would lead to mosquito infestation, pollution and costs of drain clean-out.

The dead leaves are a natural fertilizer and mulch we can use in our gardens and natural areas.

Landscape maintenance is the second largest cost in our budget, and everything we can do to keep costs down will help keep our dues from creeping up.

None of us want that.

---

**VOLUNTEERS STOP WORK ON MONUMENT BEAUTIFICATION**

Monument Road Beautification, Inc. (MRBI) is throwing in the towel.

Due to traffic dangers along Monument Road and various other reasons, the Monument Road Beautification group, which for some ten years has edged, picked up trash, and trimmed bushes along the length of Monument Road from McCormick to Ft Caroline.

The group has also planted and cared for the flower beds at the entrance of both Hidden Hills communities will be ceasing operations.

They will continue to pick up trash but will need assistance with the flower beds. Councilman Al Ferraro offered to see what help may be available from the City and our HHCA board is investigating what the City requirements are that would allow for HHCA to care for the medians outside of our entrance.

A special thanks goes out to all of the MRBI volunteers who have kept our medians beautiful over the years: Rob Bacon, Bernie McCarthy especially deserve praise, along with all the others who so loyally assisted with the beautification project.

Rob and Bernie kept things going when we lost that special Boynton persuasion that had kept so many participants contributing. The two of them were often out on Monument alone, sweating in the Florida sun while they edged, planted, and weeded.

We will especially remember our own David Boynton (deceased,) who organized the MRBI and who left his jovial mark on the hearts of his many best friends in Hidden Hills.
Resident’s Raves & Rants

We invite residents to send in letters to the editor. We want to hear your thoughts, challenges, ideas and questions.

FIRST IMPRESSIONS

Someday we’re going to sell our house. Not this year and not next year, but some day. And when we do get to that point, we want this neighborhood to make a very good first impression.

Buyer’s first impression will be when they drive along Monument and anticipate our neighborhood.

That impression is primarily made by the quality of fencing, and since The Valley finally provided new fencing along Monument, our own fencing is looking pretty awful in comparison.

In fact, our fencing is looking downright tacky. It’s time to show support for the board to upgrade the look of our community from the outside.

This is a classy neighborhood. Let’s show the world that this is the place to be. To live. To buy in. Let’s start thinking about updating the image we’re projecting to the rest of Jacksonville!

~Frances Powell

Homeowner Inspections/Compliance

A drive was conducted February 14, 2017. Presently, violations being addressed are for trash cans and lawn violations. There were about 20 homes in violation.

Common Areas Expenses

<table>
<thead>
<tr>
<th>Service Provider</th>
<th>Date</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Advanced Awning</td>
<td>02/02/17</td>
<td>Deposit</td>
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<tr>
<td>American Electrical</td>
<td>02/13/16</td>
<td>Repairs</td>
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<td></td>
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<td>AWJ Services</td>
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<td>Repairs on locks in Guard House</td>
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<tr>
<td>Edwards Ornamental</td>
<td>01/23/17</td>
<td>Batteries and Loop Detector</td>
<td>$514.50</td>
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<tr>
<td>Kingdom Management</td>
<td>01/26/17</td>
<td>Cleaning Supplies Per Mary</td>
<td>$29.46</td>
</tr>
</tbody>
</table>

ACC Requests

4234 Stourhead Lane - Roof - Approved 01/26/17
4357 Springmoor Six Ct – Roof – Approved 01/30/17
12216 Hidden Hills – Roof – Approved 01/30/17
4310 Springmoor Dr E – Roof – Approved 01/30/17
11627 Sherborne Cir – Fence Repair – Approved 01/3/17
4260 Bleinheim Place – Home Repairs – Approved 02/02/17
11660 Sherborne Cir S – Storage Roll Off – Approved 02/02/17
11875 Hidden Hills Dr – Landscaping – Approved 02/03/17
4377 Springmoor Six Ct – Handrails and Windows – Approved 02/09/17

Respectfully Submitted, Miranda Blankenship, CAM

Hidden Hills Community Association
Property Manager Report for February 15, 2017

Amy Owens, GRI, LMC, Realtor*
Awarded “FIVE STAR: Best in Client Satisfaction”

9086 Cypress Green Drive
Jacksonville, FL 32256
Office: (904) 348-5665
Cell: (904) 422-1505
e-Fax: (904) 239-5232
amynflhomes@comcast.net

**Bright STAR**

**Debra Mason**

11872 Hidden Hills Dr.

I would like to nominate the home of Debra Mason at 11872 Hidden Hills Dr for Bright STAR award.

For many people yard cleanup may only occur seasonally in the spring and fall, for some only when absolutely necessary after a big storm like Hurricane Matthew. There is still evidence of Matthew’s destruction around us, but not at Debra’s residence.

Debra’s place is kept well manicured throughout all seasons of the year. Her labor of love is visible to all who pass by. I am grateful for neighbors like Debra who help our community appreciate in value.

~Amy Owens

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**Recreation Lot Sports Improvements**

We have finally got some improvements completed at the rec lot for use this Spring and Summer!

Two picnic table have been placed and the baby and kids swings have been replaced.

We are going to have the bench seat and waste can holder pressure washed and then we will stain those items to match the tables.

The pile of wood chips were spread in the drive area and the area is beginning to look better!

Thanks to Rob Bacon and Steve Wilson for their help Saturday!
Hello, I’m Roy Mielke.

After working for Kraft Foods as a maintenance manager for many years, I am now a stay-at-home dad and small business owner. My work experience gave me the ability to manage large projects and multiple people with various talents. Although I have not previously served on an HOA board, I now find myself interested in becoming actively involved with our Hidden Hills Community and I look forward to being a board member where I can participate in moving the area forward and making improvements to our community that will benefit all residents.

Hi my name is Mieko Collins.

I grew up in this neighborhood and was lucky enough to move back about four years ago with my husband and children. I immediately started going to HOA meetings because I wanted to know what was going on in my neighborhood and to see what kind of events were happening for the residents. As a kid I remember going to several neighborhood events and wanted that for my children. This lead me to volunteer to head up the Social Committee and I am also the Chair of the Welcome Committee. I love meeting all the new residents. I filled a board vacancy in 2015 and plan to work hard to keep our neighborhood a beautiful and safe place.

Hello, I’m Brian Peters.

When my wife, Karen, and I moved to Hidden Hills in 1998, I was a Park Ranger for the National Park Service. (In fact my first full-time job with the NPS was at Fort Caroline National Memorial, just around the corner, years before we moved to Hidden Hills!) The natural beauty of the neighborhood drew us to this community. We loved the neighborhood and wanted our 2 children to grow up here, so when I took a position in Georgia I decided to commute. Five jobs later and I still drive to Georgia most days. Now our children are out on their own and this is still home.

I have over 30 years of service protecting our nation’s natural and cultural resources and currently manage national training programs for the Department of the Interior. I have been a leader, supervisor and manager in various capacities since 1988, have experience as a trainer and facilitator, and currently serve as Chairman of a national board of Federal executives. Karen and I have a strong interest in maintaining the atmosphere of our beautiful neighborhood as well as our property values. I met the current board members at a meeting and later at a community event. Their dedication and enthusiasm convinced me to volunteer to fill the term of one of the board vacancies so that I can contribute to our Hidden Hills community.

Hello, my name is Mieko Collins.

I grew up in this neighborhood and was lucky enough to move back about four years ago with my husband and children. I immediately started going to HOA meetings because I wanted to know what was going on in my neighborhood and to see what kind of events were happening for the residents. As a kid I remember going to several neighborhood events and wanted that for my children. This lead me to volunteer to head up the Social Committee and I am also the Chair of the Welcome Committee. I love meeting all the new residents.

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Hello, my name is Bill Piper.

As a resident of our community for almost 7 years now, I am excited for the opportunity to be a part our HOA Board of Directors. I have most recently served as Chairman of the Grounds committee. With our unique, beautiful and heavily wooded neighborhood, it is quite a challenge to keep it looking good. Over the past several years we have added some new plantings, trimmed many trees, removed several diseased trees and cleaned up much of the common areas. There are plans to begin improving many of the medians and circles in and around the Springmoor areas this year. I look forward to continue assisting the board in any way that I can and helping to make our neighborhood a most desirable place to live.
Mulch Masters, LLC

230 Lee Road
Jacksonville, FL 32225
(904) 727-1100
(904) 727-5187 Fax

email: mulchmastersjax@gmail.com
www.mulchmasters.com

As a resident of HHCCCE since 2003, I know this area. Please give me a call.
“Dedicated to results!”

Pamela Roach
Realtor

WATERFORD REALTY CORP.
Hidden Hills Homeowners Association Management
Jacksonville, FL 32216

Phone: 904.691-7147
Email: pamroach@watsonrealtycorp.com

About Floors n’ More

More Elegance, More Quality, More Service

About Floors n’ More is a locally owned store that provides consumers with an attractive retail environment that appeals to all types of consumers.

As Jacksonville’s only Floorscapes Retailer our store is held to the highest standards by Mohawk in terms of product selection, installation, and service.

In addition to our Mohawk carpet products, our store carries a large variety of wood and tile from an extensive variety of manufacturers.

Jacksonville’s exclusive Karistian Carpet Studio dealer.

Our 6000 ft. showroom carries new lines of wood, carpet, laminate, tile, vinyl, and custom area rugs.

Lifetime installation warranty.

2010 Arlington Chamber of Commerce Small Business Leader of the Year
Newsletter Editor Wanted
For the Hidden Hills Herald

Required: a working knowledge of Publisher software and a personal computer with access to the internet. Assistance will be provided. This is a volunteer position.

We will also need an Ad Manager. The ads are well established and actually sell themselves, though some sales are needed to keep the newsletter as close to self-supporting as possible. The Ad Manager primarily needs to keep track of each ad account with billing and payments.

Call Frances Powell at 645-8355 for information.

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Ad Rates
The Hidden Hills Herald is published bimonthly (six issues per year.)

2017 Annual Ad Rates

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<thead>
<tr>
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</table>

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Hidden Hills Herald

Statement of Cash Receipts and Expenditures
For the Period Ending
31-Jan-17

<table>
<thead>
<tr>
<th>Receipts:</th>
<th>Actual</th>
<th>Budget</th>
<th>Variance</th>
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</thead>
<tbody>
<tr>
<td>Regular Assessments</td>
<td>$20,483</td>
<td>$30,084</td>
<td>$(9,600)</td>
</tr>
<tr>
<td>Capital Improvement</td>
<td>5,028</td>
<td>5,028</td>
<td>-</td>
</tr>
<tr>
<td>Other Fees</td>
<td>510</td>
<td>(4,671)</td>
<td>5,181</td>
</tr>
<tr>
<td><strong>Total Receipts</strong></td>
<td>26,021</td>
<td>30,441</td>
<td>(4,420)</td>
</tr>
</tbody>
</table>

**Expenditures**

| Security                   | 12,701 | 13,750 | 1,049    |
| Grounds maintenance        | 4,325  | 5,228  | 903      |
| Management fee             | 1,634  | 1,634  | -        |
| Lighting repairs           | 2,043  | 417    | (1,627)  |
| Repairs, maintenance & supplies | 2,218 | 1,423  | (795)    |
| Other contract services    | -      | 66     | 66       |
| Utilities                  | 1,759  | 2,040  | 281      |
| Administrative Expenses:   |        |        |          |
| Legal and collection costs | -      | 32     | 32       |
| Other                      | 1,274  | 1,272  | (2)      |
| Loan costs                 | -      | -      |          |
| **Total Expenditures**     | 25,953 | 25,860 | (93)     |

**Excess Receipts over Expenditures**

68

Cash transferred to capital replacement

4,530

Cash from current operations

$4,598 $9,110 $(4,512)
COMMITTEES

ARC  Brian Peters  
      Mieko Collins  
      Michael Hays  
      Steve Wilson  

CC&R  Jarvis Moore  
      Susan Clarke  

STAR  Mieko Collins  

Grounds  Bill Piper  
         David Bushnell  

Access Mgt.  Ben Kostecki  

Policies & Rules  Ellen Bushnell  

Infor Systems  Ben Kostecki  

Welcome Com.  Mieko Collins  

Social Com.  Mieko Collins  
         Claudia Bellfuss  
         Svetlana Karnauch  
         Leah Mantle  
         Jarvis Moore  
         Alicia Ogden  
         Ben & Gudrun Herndon  

Angels  Kathie Garrett  
         Lorraine Allaire  
         Susan Clarke  
         Mieko Collins  
         Kay Hendricks  
         Svetlana Karnauch  
         Julie Mackey  
         Kris Page  
         Donna Wilson  

Herald Editor  Frances Powell  

Photographers  Kay Hendricks  
         Mieko Collins  

Advertising Mgr.  Bob Powell  

Your first call should be to Kingdom Management  

Access Mgt (Guard Gate) 641-0133  
guards@hiddenhillsjax.com  

Hidden Hills Angels  

565-1859  

Kathie Garrett, Angel Chair, needs MALE ANGELS, as well as FEMALE volunteers. Sometimes a man needing transportation to a doctor’s appointment may feel more comfortable being driven by another man. “Plus,” she said, “we know some men also like to cook. “Please let our neighbors know we are here for them.”

Hidden Hills Community Association  
12261 HH Drive, Jacksonville, FL 32225  

Kingdom Management  
Miranda Blankenship, Manager  
Miranda@kingdommanagement.com  
Office  (904) 646-2626  
Fax  (904) 645-3966  

Next HHCA Board Meeting  
Wednesday, February 15, 2017  
7 to 9 pm  
Watson Realty classroom  
Located at  2490 Monument Road  
Residents are welcome to attend  
Starting in January 2017 Board Meetings will be held on the third Wednesday of each month from 7 to 9 pm  

2016 HHCA BOARD  
President - Ellen Bushnell  
ellen@bushnellandcompany.com  
Vice President—Mary Castor  
kaylie7@comcast.net  
Secretary – Mieko Collins  
miekocollins@hotmail.com  
Treasurer - Kipp Gordon  
kgordon@gn-cpa.com  
ARC - Brian Peters  
Access Mgt - Ben Kostecki  
security@hiddenhillsjax.com  
CC&R - Jarvis Moore  
mrjtmoore@yahoo.com  
Grounds - Bill Piper  
billpiper1@comcast.net  
Maintenance - Steve Wilson  
swilson1@its.jnj.com  

Hidden Hills Angels  

Baby Sitting  
Katie Blaquiere  565-2473  
Erica Baker  646-3845  
Jessica Snyder*  646-9288  
Jordyn Snyder*  646-9288  
Brianna Davey*  564-9387  
Elaine Fowler**  343-1435  
Jillian Fowler  343-1435  
* Red Cross Certified  
** Experienced Nanny and Child Care Provider  

Pet Sitting  
Jessica Lindsey  371-5169  
Kyle VanZanden  645-9330  
Katya Blaquiere  565-2473  
Josh McIntyre  641-1897  
Jessica Snyder  646-9288  
Hannah O’Brien  645-9888  

Yard Work  
Robert Denisco  714-5831  
To be listed here, call Frances Powell at 645-8355 or email at dr.frances.powell@comcast.net  

2016 Ad Rates  
Ad Size  | Six Issues*  
---------|------------  
Business Card  | $120.00  
1/4 page  | $210.00  
Half Page  | $390.00  
Full Page  | $750.00  
Full Page (Back Cover)  | $900.00  

Rates are for 1 year (six issues) – the Herald will be published bi-monthly in 2016.  
Call Bob or Frances Powell at 645-8355 for an order form.  
Checks should be made out to Hidden Hills Community Association or HHCA.
Craze Salon
AT HIDDEN HILLS
904-744-7878
All types of Hair and Styles,
Manicures, Pedicures,
Facials, Massage
and more!

Fresh Seafood Combinations
Chicken, Veal, Pasta & More

$5 OFF On 2 Large Strombolis
Matt’s Italian Cuisine
Valid only with this coupon
Not valid with any other offer.
Expires 12-31-16

$5 OFF Any 2 Large Calzones
Matt’s Italian Cuisine
Valid only with this coupon
Not valid with any other offer.
Expires 12-31-16

Two 16” Large Cheese Pizzas $21.95
Matt’s Italian Cuisine
Valid only with this coupon
Not valid with any other offer.
Expires 12-31-16

Matt’s Italian Cuisine
daily
Lunch & Dinner
Chef Specials

More Than Coverage, Confidence
904-517-5900

For Bobby Raymond
904.517.5900 x 104 phone
904.517.5912 direct
bobby.raymond@brightway.com

For Laura Mitchell
904.517.5900 x 105 phone
904.517.5911 direct
laura.mitchell@brightway.com
904.322.5728 fax
www.brightwayfortcaroline.com

3033-11 Monument Road
Jacksonville, FL 32225

Bobby Raymond
& Laura Mitchell
Agency Owners

Premium Synthetic Blend Oil Change
$12.99
Includes Tire Rotation
MUST MAKE APPOINTMENT TO GET THIS
PRICING! Most cars & light trucks. No other discounts apply. Must present coupon to
get this price when bringing in vehicle. Up to 5 quarts of Shell conventional oil. Shop &
Disposal fees may apply. Must present coupon.

Monument Road Tire & Service
1471 Monument Road
997-1000

Open & Days!

Auto Home Business Life
Application to become a candidate for the Board of Directors

Applicants must be a Hidden Hills homeowner over the age of 18
Access to a computer and basic ability to use internet and email is necessary.

If interested, please complete this form in full and return to
Hidden Hills Community Association, Inc.
c/o Kingdom Management, Inc
Miranda Blankenship, Manager
12192 Beach Blvd. Ste. 10
Jacksonville, FL 32246
Office (904) 646-2626
Fax (904) 645-3966
Miranda@kingdommanagement.com

Full Name ____________________________
Address ______________________________
Phone # (Day) ________________________ (Evening)
Email Address __________________________
Reason for Interest ______________________

Previous Experience (optional) ________________________________________

Occupation _________________________________________________________

List any additional information you feel would be beneficial ______________________

Good Standing Statement:

To the best of my knowledge, I am in "Good Standing" with the HHCA Rules and Regulations, and am current on all assessments and fees.

(please check one) □ Yes □ No □ Uncertain

*Florida Sunshine Laws apply to HHCA. All statements included herein are public information.*