

Hidden Hills Homeowners Association - NOVEMBER 2018



2018 Board of Directors

Vice President

Phillip Manning

pmanning22@comcast.net

Secretary

Stacey Willoughby

deltaladybug1@aol.com

Treasurer

Skyler Jones

skylertjones@gmail.com

ARC Chairman

Dylan Talbot

mdylantalbot@gmail.com

Welcome Committee

Michelle Untch

michelleuntch@hotmail.com

Social Committee

Heather C Hines

heather.hines@rcsd.ms

&

Missy Cook

missycook13@yahoo.com

Association Manager:

MARY KIMMONS

hiddenhillsinfo@gmail.com

Phone: 769-524-7358

Office Hours:

Monday - Thursday 9 -1

**In Case of
Emergency:**

Dial - 911

Rankin County Numbers

Sheriff Dispatch

601-825-1480

Supervisors Office

601-825-1475

Animal Control

601-824-2024

Events and Activities

November 1st - No Limit Hold Em' Poker 6:30pm

November 13th - HOA Board Meeting

November 14th - No Limit Hold Em' Poker 6:30pm

November 15th - Ladies Night

November 20th - Girl Scouts 6:00pm -8:00pm

November 22nd- Thanksgiving Day

For times or more info, visit the calendar
on the Hidden Hills website.



**Hidden Hills
Yard of the Month
will Resume in
March 2019!**



Halloween Contest Winners!

First Place Winner

David & Joan Whitfield

145 Eastside Drive!

Second Place Winner

Robin & Daphne Parish

401 Hidden Hills Court!

Third Place Winner

Slater & Mindy Hughes

300 Gladeview Place!

**YOUR VOICE
YOUR VOTE**

Upcoming Elections

With the upcoming elections in November please remember and be familiar with the covenants which are set forth in Section 13 of the Hidden Hills Covenants regarding Signs.

SIGNS: No sign of any kind shall be displayed to public view on any Lot or building except (1) sign of not more than six (6) square feet in area advertising the merits of the property of sale or rent; however, nothing contained herein shall prohibit the Developer from using such signs as are convenient or necessary to the development, sale, promotion, or disposition of any Lot or Dwelling; (2) any security notice sign not more than two (2) square feet in area; or, (3) any political sign not more than four (4) square feet in area which is displayed no more than thirty (30) days prior to any election date and which is removed within five (5) days after the elections.

**WELCOME
NEW
HOMEOWNERS!
WE ARE GLAD
YOU ARE HERE!**

Ladies Game Night

The Hidden Hills Ladies Game Night has been hosted by Alice Leninger for many years.

However, due to the lack of participation it has come time to pass the Ladies Game Night "Host" to someone who would be interested in keeping the Ladies Game night open!

The HOA board is looking for new members and Ideas for playing games. They are open for any and all suggestions or ideas. If you know someone who would be interested in volunteering for Game Night Host.

Please contact:
Mary Kimmons, HOA
Manager

769-524-7358

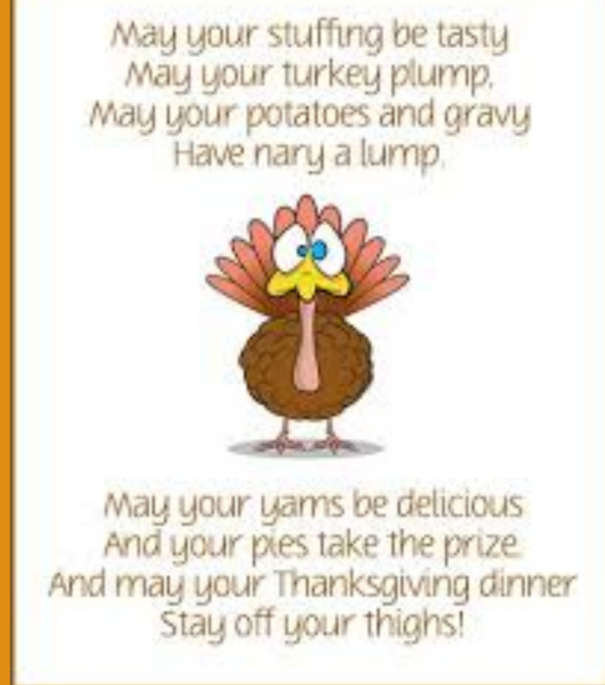
**Want to reserve the
clubhouse
for a private event?**

**Need to complete an
application for an outdoor
project?**

**Adding trees, porches, a
fence, or a pool?**

Visit our website at

<http://hiddenhillsowners.org>.



Committees/New Board Members

2019

The Hidden Hills Annual Meeting takes place each January. Nine residents are elected to serve on a one-year basis to manage and administer the Association's affairs. A neighborhood as large as Hidden Hills requires community input and participation to be effective. For information, please contact:

Phillip Manning

pmanning22@comcast.net

OR

Contact a board member,
or email hiddenhillsinfo@gmail.com

or you can call the clubhouse

(769-524-7358)

for more information



**Remember to get out
and Vote**

Tuesday November 6th!

Rental Properties In Hidden Hills

**Please make yourself familiar with the
HOA covenants regarding
Leasing/Rental Homes**

SECTION 25. Rental of Lots. No Lot, whether or not a Dwelling has been constructed thereon, may be leased or rented by any Owner to any other party except as set forth in this Section 25. (A) A licensed builder who has constructed a Dwelling on a Lot may lease the Dwelling to a tenant if the Dwelling has never been sold by the builder. In such event, the builder may lease the Dwelling to a tenant one time for a period not to exceed two (2) years. The lease shall further be subject to conditions of Section 25 C. (B) The Owner of a Lot and Dwelling who has occupied and resided in the Dwelling for at least six (6) months may lease the Dwelling to a tenant for a period not to exceed two (2) years. The lease shall further be subject to conditions of Section 25 C. (C) The lease of a Dwelling hereunder must meet the following requirements in order to comply with this Section 25: (i) the entire Lot and all improvements thereon must be leased to a single family; (ii) a signed written lease between the parties must be provided to the Association at least fifteen (15) days prior to commencement of the lease; (iii) the term of the lease must at least six months and any renewal thereof may not exceed two (2) years from the initial date of the lease; (iv) the Owner of the Lot shall remain absolutely and fully liable for all assessments relating to the Lot and for any violation of the Restated Declaration or the rules of Hidden Hills by the tenant; (v) the Board, in its sole discretion, may make exception to these provisions with respect to the length of any lease. (D) The Board of Directors may establish such additional rules with respect to the rental of Lots and Dwellings as the Board deems appropriate, so long as such additional rules generally comply with this provision. (E) The Owner of any Lot shall be responsible for any action or omission of a Tenant and shall be liable to the Association for all assessments, without regard to any agreement between the Owner and Tenant. (F) With respect to any Lot which is rented or leased as of the date of this Restated Declaration is recorded, such rentals shall comply with the rules set forth above within 30 days of the next expiration date of any lease currently in effect. If any lease is in effect upon this date this Restated Declaration is filed for record, a copy of such lease shall be provided to the Board within thirty (30) days of the date of this Restated Declaration is filed.

You can find more information at

www.hiddenhillsowners.org;

Copyright © 2018 Hidden Hills HOA, All rights reserved.

You are receiving this email because you are a resident or lot owner in Hidden Hills.

Our mailing address is:

Hidden Hills HOA

P. O. Box 4388

Brandon, MS 39047

