

Association Governance Questions

What is the Association?

The Association is the business entity that carries out the responsibilities of the common interest development as defined by the declaration, bylaws, and rules and regulations. This includes the upkeep of the common areas, the creation and enforcement of rules, and the collection and disbursement of required fees.

Who is in the Association?

The Association consists of all unit owners equally represented within the common interest development. For Hidden Valley Association, this includes the owners of the 57 units, both homes and empty lots.

If I buy a home within an HOA, do I have to belong to the HOA?

Yes, the only way an HOA can work correctly is if everyone who lives within its boundaries belongs to the HOA and pays dues.

What should I do before buying a home in an HOA?

- Thoroughly read and examine the CC&Rs that govern the community and make sure you can live with and abide by them.
- Get a copy of the financial statements of the HOA and have a person such as a lawyer or accountant examine them to make sure there is nothing irregular.
- Find out what the monthly dues are and make sure you can afford them.
- Find out if a reserve study has been done for long term replacement of major items such as heating, cooling, roads, buildings and roofs and how the reserve requirements are funded.
- Find out if there is any litigation pending against the HOA.
- Determine the last time ands how often dues have been raised.
- Find out if there are any special assessments pending.

Who leads the Association? How are they elected?

The Association is lead by the Board of Directors. The Hidden Valley Association Board of Directors consists of five directors. They are elected by the association members for two year terms with three seats elected on even years and two seats elected on odd years.

What are the officers? How are they elected?

The officers of the Hidden Valley Association include the President, Vice President, Treasurer, and Secretary. They are all members of and elected by the Board of Directors.

When does the Board of Directors meet? Who can go?

The Board of Directors meets quarterly in September, December, March, and June. The exact dates will be posted on the website ahead of time. All homeowners are welcome to attend and provide input to the board.

How can I help with the Association?

The first thing to do is stay informed by coming to Board of Directors' meetings, visiting the website, and reading all the important documents that govern the Association. Next, run for a seat on the board or ask the board if there are any special projects you can help with.