



happy
holidays!



A publication of Hidden Hills Country Club Estates

Special Holiday Edition 2024



We Live Here! - Holiday Edition



President's Message

...Rick Hastings

Happy New Year to All as we welcome in 2025!

I hope that this message finds everyone having enjoyed a festive and memorable holiday season. I also hope that you will agree that HHCCE is not only a great place to live year-round, but especially during the holidays. Here's a short recap of some of the season's activities.

Front Entry Decorations. Community volunteers helped transform the front entryway, giving it a magical appearance. Isn't it fantastic to turn into our community and be greeted with a spectacular light show! We send our appreciation to the following volunteers for offering their support: Leroy and Cheryl Brantley, Kevin Calhoun, Valerie Shah, Shelly Sharp, Linda Franks, Jeff Downs, and Caren Walrath.

Resident Holiday Party. On December 3, the Entertainment Committee hosted our annual resident holiday party at the Golf Clubhouse. Well over 100 residents attended. The food was delicious, and the wait service was terrific. Community residents enjoyed catching up with long time neighbors as well as meeting and greeting new ones.

Community Children's Party. On December 8, the Entertainment Committee provided our community children with the opportunity to visit with Santa, play laser tag and see up close a fire truck.

Holiday Yard Decorating Contests. From December 15-22, our Yard of the Month Committee members toured the community in search of yards to deem "best in class" in four categories as well as the fifth category, "Community Choice". Congratulations to the contest winners!

Luminary Night 2024. What a breathtaking Christmas Eve tradition to have our streets softly lit by glowing luminaries. A special thanks to Shelly Sharp, who proposed bringing back this community tradition to the Board, and community street captains for assisting Shelly in assembling and distributing the luminary materials as well as assisting any residents that needed help in setting up. A thank you also to community residents for actively participating in this event. In addition to volunteers setting up luminaries in the community common areas, we had over 300 residents participate.

We know that many residents were disappointed that the Holiday Tour of Homes was cancelled due to low participation. We hope that the tour will be added back for the 2025 holiday festivities.

As we enter the new year, we plan to have our revised HOA documents (see inside article on page 6) out for homeowner vote approval. We will also be managing several HOA community maintenance and improvement projects (e.g., hair salon replacement windows, storm sewer street repairs, replacement landscaping in specific interior common areas).

On behalf of the HHCCE Board of Directors, we want to extend our best wishes for a joyous, safe, healthy, and prosperous New Year!

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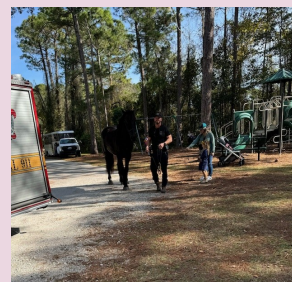


Adult Christmas Party
Tuesday, December 3rd from 6:00 to 9:00 p.m., over 100 adults from our community convened at the Hidden Hills Golf Club to celebrate the season together. It was tons of fun!





Children's Holiday Party
Sunday afternoon, December 8th
Santa, Laser Tag, Fire Truck and Police Horses!



2024 Holiday Yard Decorating Contest Winners

Cheryl Brantley, Yard of the Month Chairperson

In true holiday spirit, beginning December 15, HHCCE held its annual Holiday Yard Decorating Contest. Winners were determined by the Yard of the Month Committee and will each receive a gift card and the honor of being called "Best in Class" in one of four categories, with a fifth category, Community Choice, being chosen by the residents.

We are pleased to announce the following winners of the 2024 Holiday Yard Decorating Contest. Special congratulations to the Burnetts who not only won for Most Creative, but also was the Community Choice winner.

- 1) **Most Elaborate** - Rick Hastings & Glenn Scheid at 12541 Medinah Ct



- 3) **Traditional Elegance** - Chad & Kathryn Elder, 12629 Mission Hills Cir N



- 2) **Most Festive** - Jon & Lauren Dolman at 12846 Muirfield Blvd S



- 4/5) **Most Creative AND Community Choice**
Robert & Erin Burnett at 12768 Muirfield



BOARD MEETING NOTES

from the 11-19-2024 HOA Monthly Board Meeting

(NOT BOARD MEETING MINUTES)

NOTE: Most HOA Committee Reports are now posted to TownSq and not included in these Notes.

Chuck Brown, HOA Attorney

Began the meeting by discussing the required FinCen Corp. Transparency Act required filing. Every corporation must file a report by the end of this year (2024) showing who the owners are (including board of directors for the HOA). The state of Texas issued an injunction and there may be an extension; however, both our community management company, Associa, and our attorney recommended that we comply with the filing. Associa's price for filing is \$495, our attorney's price is \$200 (\$50 for updates). A motion was made to elect to have the filing performed by our attorney. The motion unanimously carried.

Rick Hastings

Mentioned that the Architectural Review Committee has the ARC Charter to review with a due date for comments on 10 December.

We discussed Christmas cash gifts for the gate guards and for Audrey from Associa. A motion was made for NTE the same amount that was expended last year. The motion unanimously carried.

Rick reviewed the proposed changes to the Rules and Regs and emphasized that these changes would go into effect only after the CC&Rs were favorably voted on by the residents. After the CC&Rs are passed by a favorable vote by the residents, then the Rules & Regs will be passed by the board of directors as these documents are taken directly from the CC&Rs.

The front camera at the RV part has failed. The cost is \$498 plus tax to replace. A motion was made to replace the camera. The motion unanimously carried.

Rick also thanked the following residents, on behalf of the Board, for their holiday DIY efforts: Cheryl Brantly, Leroy Brantley, Kevin Calhoun, Valerie Shah, Shelly Sharp, Linda Franks, Jeff Downs and Caren Walrath.

Rick relayed that during the holiday season that there will be notification for residents concerning our management office coverage (Associa).

Jeanine Avant

Brought up the golf course relations committee and how it has not been active in several years. She recommended that the committee be re-established. Discussion took place in which it was noted that Russ was not likely to cooperate with any maintenance items that the HOA was likely to request the golf course pursue. A motion was made to disestablish the committee. The motion carried with four members voting in favor, Jeanine voted against.

Jeanine stated that the Associa contract was up for renewal. Rick stated that it will auto renew, no need to have a vote. Jeanine also stated that the Crystal Clean janitorial was up for renewal. We are still awaiting a proposal from them.

In Patty's absence, Jeanine made a motion that the Rules for Members Inspecting Association Records pass. The motion unanimously carried. She also made a motion that the Official Records retention policy pass. The motion unanimously carried.

Pierre Fuller

Discussed the status of finances:

Operations:	\$439,932
Reserves:	\$738,855
Loan:	\$297,970

The next finance committee meeting is scheduled for 30 December 2024 @ 6:00.

Dave Bisplinghoff

Stated that he met with Wind River regarding the repair that needs to be made at Southern Hills West by the Rec Center. Still awaiting a date for them to repair the storm drain/road.

He also mentioned that there needs to be a new valve /new irrigation line at the top of Southern Hill West. He also mentioned after visiting the location, it was determined there is not an irrigation line that would provide water to the area along the perimeter fence. Dave will meet with our irrigation technician,

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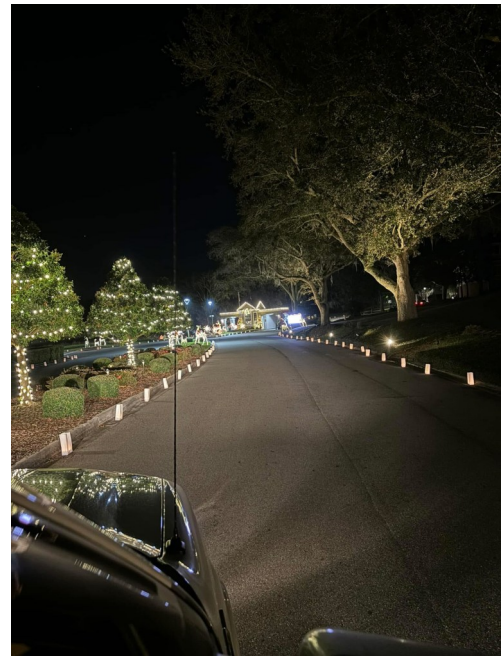
Board Notes: Continued from Page 5

Andrew, and have a new zone added to the current system. This is to prepare for some vegetation planting along the fence in late February or early March.

A resident in the audience inquired if we could have the on site sheriff ticket cars that are parked on the street overnight. The resident stated the overnight parking was particularly a problem on Muirfield Blvd South.

Shelly Sharp, a resident who is leading the Hidden Hills CC Luminary Night, discussed the status of the luminaries so far, and the need for additional people to sign up. She has made flyers and will be placing them at the guard house so that people who are not on Facebook or who haven't read their eblast, can participate. You can call her directly to participate, her phone number is on the flyer.

*All Board members were present but Cheryl Brantley had to leave early to attend a CPAC meeting. Patty from Associa was present but had to leave early due to an emergency.



HOA Official Documents

The Board, working with the HOA attorney, has completed revisions to the HOA Covenants, Conditions and Restrictions (CC&Rs), the HOA Bylaws, and the Rules and Regulations. Special meeting sessions were held for the Board and residents in October and November and in the December Board meeting to review and conduct a final tweaking of the CC&Rs, the Bylaws, and the Rules and Regulations. The revised CC&Rs and Bylaws must be passed by a favorable vote by the residents, then the Rules & Regs will be passed by the board of directors as this document is derived directly from the CC&Rs. Please support our efforts to get these documents updated as the current CC&Rs document dates back

This Special Holiday Edition Newsletter is ad-free and published primarily to share with our community the various ways HHCCE recognizes this wonderful time of year. We hope you enjoy the pictures and summaries provided.

To access the Notes from the December 19th HOA meeting, visit www.townsq.io and login. Then search for the Notes under "Documents"/"Newsletter".

The Newsletter Committee wishes you all a very happy New Year!

And as always, we hope you enjoy this month's newsletter

Thanks for Decorating our Entryway!

Huge thanks to all who helped set-up our entryway holiday decorations. They looked AMAZING!! Kudos to the following volunteers, led by Rick Hastings: Cheryl Brantley, Leroy Brantley, Kevin Calhoun, Valerie Shah, Shelly Sharp, Linda Franks, Jeff Downs and Caren Walrath.



Luminaries

Let's thank Shelly Sharp for coordinating our Christmas Eve Luminaries and all the street captains that helped make this event happen!



HIDDEN HILLS COUNTRY CLUB ESTATES

January 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 	2 Pickle Ball (6 p.m.)	3	4
5 TBD @ Indian- apolis 	6 Garbage, Yard Waste, Bulk Pick-up**	7	8 Food Truck Wed(5:30-8 p.m.)***	9 Pickle Ball (6 p.m.)	10	11
12	13 Garbage, Yard Waste, Bulk Pick-up**	14 ARC Comm Mtg (6 p.m.) Hrg Comm Mtg (7 p.m.) Household Recycling**	15	16 Pickle Ball (6 p.m.)	17	18
19	20 Garbage, Yard Waste, Bulk Pick-up** Martin Luther King Jr.'s Day	21 Board Mtg (7 p.m.)	22	23 Pickle Ball (6 p.m.)	24	25
26	27 Garbage, Yard Waste, Bulk Pick-up**	28 Household Recycling**	29 Lunar New Year	30 Pickle Ball (6 p.m.)	31	