



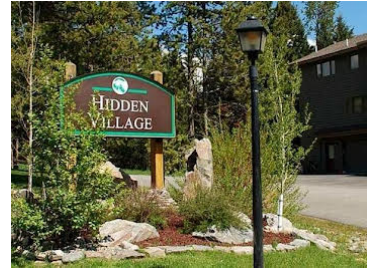
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Hidden Village February Newsletter

Maria Locker <mlocker@hpmontana.com>

Mon, Feb 20, 2023 at 3:00 PM

Hidden Village HOA

**February 2023****POOL REFURBISH UPDATE**

Great News! Hidden Village has received a favorable quote from Mastercraft Corporation to perform the needed repair and restoration work of our community pool.

As mentioned at the last annual HOA Board meeting, the board has been looking into options to address the repair and restoration needed for our nearly 30-year-old pool.

Work is planned to start in April/May and will be completed in early August, weather dependent.

The advantage of starting early in the spring is

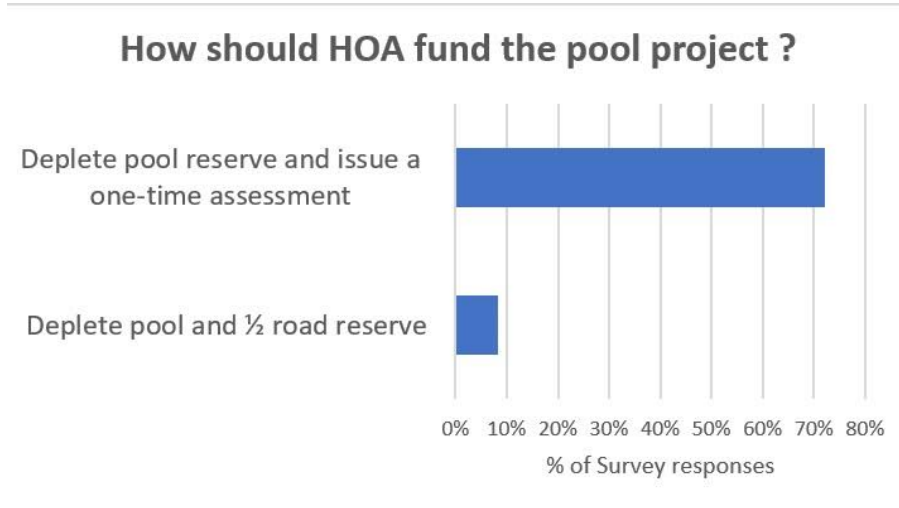
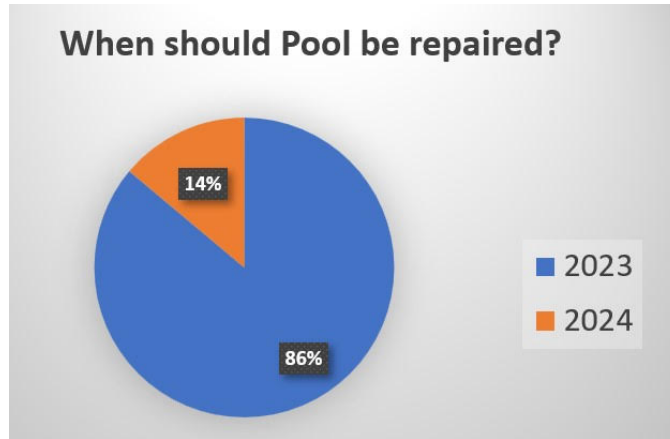
- Warm weather is required for the work
- Avoids filling the pool two times in one year
- Project will be fully completed before next winter

While the closing of the pool for a majority of the summer will be a hardship for many owners and their guests, the board feels that the timing and cost for starting the work this spring is the best fiscal decision for all the owners and will ensure the longevity of our facilities for the next several decades.

In agreement with input received in the Pool Survey taken of homeowners in Fall 2022,

- The project will be funded using the pool reserve leaving a balance to address issues unrelated to the repair.
- Remaining project costs will be taken from either the road reserve or a minimal special assessment.

RESULTS OF 2022 SURVEY OF HOA OWNERS





Mastercraft will:

- Conduct demolition of surface of pool and spa
- Apply a multi-coat scratch coat for a proper bonding service for new plaster
- Pump and plaster the surface of the pool and spa to a smooth final finish
- Train HPM staff on maintaining plaster surface for 23 days until final cure
- Pool and Spa deck surface and coping will receive a new Krete Kote finish, including saw cutting and replacing old tile/surface drains
- Replace automatic cover system with recessed encapsulated under guide for improved durability and longevity .

While the complex is closed for repairs and restoration, Hammond Property Management and HOA Facilities Committee will use this time to make cosmetic updates to the Community Center. If the projects allow, HOA committees may reach out to owners to volunteer for jobs such as demolition, paint, and general cleanup of the community building. Stay tuned for updates as Spring approaches.

For questions regarding the project, as well for any considerations for updates and repairs needed in the Community Center and bathrooms, please direct your calls and emails to Hammond Property Management.

Check out the Hidden Village Website

It is necessary to register to view owner restricted material. There may be a brief delay while your registration is processed.



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