

Hidden Meadows Newsletter

Summer 2010

Neighborhood Vandalism

There have been reports of vandalism in the Hidden Meadows neighborhood—activity ranging from yard damage to toilet paper in trees, and even including theft.

If you are the victim of this behavior, or if you witness anything or anyone suspicious, call 911 immediately. This behavior will not be tolerated and is punishable by law.

Annual Meeting Announcement

The Annual Meeting for the Hidden Meadows Master Association will be held on:

**Wednesday July 21, 2010
7:00 pm
Hidden Meadows Park**

The proposed agenda for this meeting is as follows:

- Registration and Roll call
- Introduction by current Board of Directors
- Review 2009 Annual Meeting Minutes
- Review financial statement
- Association dues – provide update on any past due homeowner assessments
- National Night Out event planning
- Open discussion
- Board of Directors elections: five (5) open positions
- Adjourn meeting

At this year's annual meeting we will be electing new members to the Board of Directors. Nominations are now being accepted. You may contact a current Board of Director or Stahl Brothers - our Management Company - to submit your personal nomination or the nomination of another Hidden Meadow's homeowner. Likewise, you may attend in person and nominate yourself at that time. If you are unable to attend in person, you may cast your vote by simply completing the attached Proxy.

If you are unable to attend this meeting, we request that you complete and submit the enclosed Proxy so that we are able to have a valid meeting with the quorum requirements of greater than 50% of the Hidden Meadows owner represented with in person or by Proxy.

PROPERTY MANAGEMENT COMPANY:

Stahl Brothers, Inc.

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National Night Out Coming Soon!

Mark your calendars...it's going to be fun! On Tuesday, August 3 Hidden Meadows will be celebrating National Night Out. We will once again be teaming up with neighboring community Copper Marsh to bring you a night to remember! The party will be filled with fun for all ages.

Plans include:

[Bounce House](#)

[Great Snacks](#) - Cotton Candy, Sno Cones, Popcorn, etc.

[Bobbing for Apples](#)

And a special visit by [McGruff the Crime Dog](#)

Come join the fun and feel free to bring a game (i.e., frisbee, basketball) to share with your neighbors.

Don't forget to mark your calendars, as you won't want to miss this event. Please plan on joining us in Hidden Meadows Park on Tuesday, August 3rd from 6:00 – 8:00 p.m.

Additional help is always welcome! Please contact a board member or Stahl Brothers to offer your time to help run the Bounce House, make snow cones, or swirl cotton candy. Thanks!!

Board Members Needed

As mentioned in the Annual Meeting article, the terms of ALL of our Board Member's are up this year. At this time there are no nominations for new board members.

The board commitment is easy—the board meets quarterly, with the Annual Meeting in June. The management company is in place to handle all of the daily needs and communications of the association, as well as all of the financial matters. The Board serves in an advisory capacity to the management company. The majority of the communication between board members and management is handled via email, with occasional phone calls.

If you are interested in joining the Board of Directors, please contact a current Board Member or Stahl Brothers.



Vacant Houses

There are currently one or two houses in our neighborhood that are vacant due to foreclosure. In other neighborhoods, the neighbors of the vacant homes have taken it upon themselves to mow and water the yards of the vacant property. What a nice idea! It keeps the neighborhood looking tidy, and also reflects well on the neighborhood and makes it more appealing to potential owners.

If you live near a house that was vacant and now appears to be occupied, please notify Stahl Brothers so that they can make certain that the new residents have complete association information. Thanks!

Summer Safety Information

As is evidenced in the article on the front page, warm weather often brings about an upswing in crime. A recent check of the interactive crime map on the city's website shows some concerning activity in our neighborhood.

There have been reports of burglaries, theft, and also theft from vehicles. Please do all you can to protect your home, your family, and your belongings by securing your home and vehicles. Thieves love open garage doors, it's an easy grab and go kind of theft. Unlocked cars with valuable items such as electronics left in them are prime targets for theft.

Motion sensor lights are recommended, particularly if your home backs up to a park or bike path. Direct one light on your yard, and the other out towards the park or bike path. Thieves don't want to be in your "spotlight"!

Additional information on area criminal activity can be found online at www.ci.maple-grove.mn.us. Then click on City Departments, Police, and then scroll down to Interactive Crime Mapping.

As always, call 911 immediately if you are the victim of crime, or if you witness suspicious individuals or behavior.

Selling Your Home

Is your house for sale, or perhaps in the near future? Please make certain you contact Stahl Brothers (Hidden Meadow's property management company) upon listing your home with a Realtor. Stahl Brothers will provide your title company (and your buyer's title company) with information in preparation for closing. Also, please make sure you leave the governing documents relating to Hidden Meadow's Master Association behind for the new homeowners. If you require a replacement copy of these documents, contact Stahl Brothers and copies will be sent to you for a nominal fee.