

5928 Hixson Pike, Suite A-182  
Hixson, TN 3737  
423-567-3475 texting is available  
www.hiddenharbor.org



Hidden Harbor Homeowners' Association,

The annual meeting of the Hidden Harbor Homeowners' Association (HOA) is scheduled for Tuesday, April 8, 6:00 PM at Hixson Presbyterian Church (1450 Jackson Mill Drive, Hixson, TN). The Board would like to take this opportunity to provide you with information and updates on several items prior to the meeting.

We have three open board positions up for election this year. We currently have two incumbents running for re-election and one additional candidate. Please see the enclosed ballot and candidate bios. Ballot submission options are as follows:

- Online at [hiddenharbor.org](http://hiddenharbor.org) (preferred)
- Neighborhood Dropbox or mail
- In person at the meeting
- Via proxy through another resident (proxy form must be filled out)

As per our bylaws, a yearly dues increase **will be assessed** based on the cost of living for the previous year as reflected in the Consumer Price Index – United States for Urban Wage Earners and Clerical Workers, **unless 3/4ths of the vote at the annual meeting is against this increase.**

Due to rising costs for maintaining our community, including lifeguard wages, pool chemicals, insurance, and other services, the Board is proposing a \$50 annual increase (\$25 bi-annually). To approve this increase, 75% of votes at the annual meeting must be in favor. In recent years, the Board has added and updated amenities such as the pool and new pickleball courts. Several common areas, including playgrounds, basketball courts, boat dock, and the activity field pavilion, need upgrades. Approving this increase will allow us to maintain and enhance our community, ultimately benefiting property values.

This will be a meeting of the Hidden Harbor Homeowners' Association. Members of the Association are defined in Section 3.01 of the Declarations of Covenants, Restrictions and By-Laws (By-Laws) as "The Developers and every person or entity who is a record Owner of a fee simple interest or an undivided fee simple interest of at least fifty percent (50%) in any Lot which is subject to this Declaration shall be a Member of the Association, provided that any such person or entity who holds such title or interest merely as a security for the performance of an obligation shall not be a Member of the Association. Membership shall be automatically transferred to the new Owner upon the conveyance of any Lot and recording of the Deed of Conveyance in the Register's Office of Hamilton County, Tennessee. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment." Per Section 3.02 of the By-Laws, "Members shall be entitled to one vote for each Lot in which they hold the interest required for membership in Section 3.01. When more than one person holds such interest or interests in any Lot, all such persons shall be Members, and the vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any such Lot." You must be a member to vote, and only members have standing to speak and make motions at the annual meeting. If you are renting a home within Hidden Harbor, or

living in the home with an owner, you are not an HOA member and do not have standing in the HOA.

We look forward to seeing you at the annual meeting on March 26, 2024, 6:00 PM at Hixson Presbyterian Church (1450 Jackson Mill Drive, Hixson, TN).

Hidden Harbor HOA Board

[office@hiddenharbor.org](mailto:office@hiddenharbor.org)

[www.hiddenharbor.org](http://www.hiddenharbor.org)

(423) 567-3475

**REMEMBER**

**THE MAXIMUM SPEED LIMIT WITHIN HIDDEN HARBOR IS 25 MPH**

**PLEASE FOLLOW THE POSTED SPEED LIMIT FOR EVERYONE'S SAFETY**