



SITE OF THE 2004
"STREET OF DREAMS"

April 17, 2006

RE: HOA Meeting

To : Hidden Lake Estates Owners,

I am pleased to announce that the first Homeowners meeting will be on May 17th at 7:00 PM. I would like to thank Bill and Jodi Winkenbach for volunteering their home for this meeting. Their address is 15336 S Lake Ridge Way. The agenda shall be as follows:

- **Introductions**
- **Budget Items**
- **2006 Street of Dreams**
- **Paving**
- **Election of HOA officers**
- **General discussion and questions**
- **Close of Meeting**

I look forward to seeing everyone.

Cordially

**Roger LeClair
503-939-1753**

January 9, 2006

Hidden Lake Estates Owner

RE: Homeowners update

Dear Owner,

Beginning January 1, 2006 Hidden Lake Estates HOA assessment will be \$1,040.74 per year per lot. I have enclosed a copy of the costs for your review along with your billing for your share of the costs. To keep costs down, the billings will now be done yearly, with the payment due February 15, 2006. We have a surplus of \$6,000.00 from payments made in 2005 so I adjusted the assessment to reflect that. I also need input with regards to the reserve account and when you as owners want to begin collecting for it.

The Homeowners Association initial meeting will take place during the first quarter of 2006. I will be contacting each owner as to the place and time. I am looking for an owner to offer their home for this meeting.

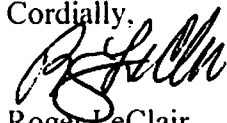
As everyone knows by now Hidden Lake Estates was selected for the 2006 NW Natural Street of Dreams. The show dates are July 29 through August 27. At our meeting we will discuss all the questions and concerns that you may have concerning traffic, parking, your guests, ect.

All new owners need to call Metro Security at 503-595-4716, ask for John Kruger (or his assistant Amy). They will take your information and input it into the computer at the gate, send you your openers, and give you your code. Any existing owners that have changes please also call John with those changes.

If you have any questions, comments, or would like to assist with the Homeowners Association and offer your home as a meeting place, please contact me at 503-939-1753.

Have a great 2006!

Cordially,



Roger LeClair
Hidden Lake Development

Encl: Bank summery, Budget Spreadsheet and billing

Hidden Lake Estates Hoa

	Regenesis budgeted amount	Assessed for in 2005	actual amt 2005	Estimated for 2006	
administrative				-	
Management	4,200.00				
insurance	2,410.00		1,462.90	1,500.00	
office supplies/stamps	1,350.00			50.00	
tax return	250.00		50.00	250.00	
reserve study	295.00				
Utilities					
PGE	300.00	300.00	173.20	200.00	
Telephone	588.00	588.00	415.66	450.00	
Water	300.00	300.00	1,068.35	1,200.00	
Maintenance					
General repairs	5,000.00	5,000.00		2,000.00	
Barkdust	3,000.00	3,000.00	165.00	3,000.00	
enhancements	500.00	500.00	260.00	500.00	
Maintenance contract	13,500.00	13,500.00	-		
weeds	750.00	750.00	-		
repairs	250.00	250.00	-		
supplies	800.00	800.00	21,300.00	24,950.00	
Lake Maintenance labor	4,500.00	4,500.00			
lake Maintenance supplies	1,500.00	1,500.00			
	39,493.00	30,988.00	24,895.11	34,100.00	
				(6,000.00)	2005 surpluss
				28,100.00	budget amount
				1,040.74	assessment per year
				260.19	assessment per quarter

Register Report
1/1/2005 Through 1/6/2006

1/9/2006

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Date	Account	Num	Description	Memo	Category	Clr	Amount
5/22/2005	hle hoa	1014	Pge		Utilities:Gas & Ele...		-28.70
6/23/2005	hle hoa	1020	Pge		Utilities:Gas & Ele...		-14.26
8/5/2005	hle hoa	1026	Pge		Utilities:Gas & Ele...		-14.10
9/1/2005	hle hoa	1030	Pge		Utilities:Gas & Ele...		-14.16
9/30/2005	hle hoa	1033	Pge		Utilities:Gas & Ele...		-14.33
10/27/2005	hle hoa	1036	Pge		Utilities:Gas & Ele...		-14.18
11/30/2005	hle hoa	1042	Pge		Utilities:Gas & Ele...		-14.10
12/23/2005	hle hoa	1046	Pge		Utilities:Gas & Ele...		-15.07
TOTAL Gas & Electric							-173.20
Water							
5/12/2005	hle hoa	1013	Clack River Water		Utilities:Water		-48.40
6/1/2005	hle hoa	1017	Clack River Water		Utilities:Water		-30.55
7/12/2005	hle hoa	1022	Clack River Water		Utilities:Water		-22.85
8/5/2005	hle hoa	1027	Clack River Water		Utilities:Water		-79.55
9/15/2005	hle hoa	1031	Clack River Water		Utilities:Water		-309.05
11/5/2005	hle hoa	1038	Clack River Water		Utilities:Water		-527.75
12/23/2005	hle hoa	1045	Clack River Water		Utilities:Water		-50.20
TOTAL Water							-1,068.35
TOTAL Utilities							-1,241.55
Utilities, Bus							
Telephone, Bus							
1/17/2005	hle hoa	1001	CLEAR CREEK		Utilities, Bus:Telep...		-34.29
2/8/2005	hle hoa	1005	CLEAR CREEK		Utilities, Bus:Telep...		-35.05
3/9/2005	hle hoa	1008	CLEAR CREEK		Utilities, Bus:Telep...		-35.01
4/8/2005	hle hoa	1011	CLEAR CREEK		Utilities, Bus:Telep...		-34.57
5/22/2005	hle hoa	1015	CLEAR CREEK		Utilities, Bus:Telep...		-34.65
6/14/2005	hle hoa	1018	CLEAR CREEK		Utilities, Bus:Telep...		-34.97
7/12/2005	hle hoa	1023	CLEAR CREEK		Utilities, Bus:Telep...		-34.37
8/5/2005	hle hoa	1025	CLEAR CREEK		Utilities, Bus:Telep...		-34.48
9/15/2005	hle hoa	1032	CLEAR CREEK		Utilities, Bus:Telep...		-34.53
10/27/2005	hle hoa	1035	CLEAR CREEK		Utilities, Bus:Telep...		-34.94
11/5/2005	hle hoa	1039	CLEAR CREEK		Utilities, Bus:Telep...		-34.94
12/8/2005	hle hoa	1044	CLEAR CREEK		Utilities, Bus:Telep...		-33.86
TOTAL Telephone, Bus							-415.66
TOTAL Utilities, Bus							-415.66
TOTAL EXPENSES							-24,895.11
Balance Forward							
hle hoa							
1/17/2005	hle hoa		Opening Balance		[hle hoa]	R	0.00
TOTAL hle hoa							0.00
TOTAL Balance Forward							0.00
OVERALL TOTAL							6,368.97

Register Report
1/1/2005 Through 1/6/2006

1/9/2006

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Date	Account	Num	Description	Memo	Category	Clr	Amount
INCOME							
Bonus							
1/23/2005	hle hoa	DEP			Bonus		2,851.30
2/8/2005	hle hoa	DEP			Bonus		2,582.37
3/8/2005	hle hoa	DEP			Bonus		7,754.01
4/8/2005	hle hoa	DEP			Bonus		1,147.71
6/6/2005	hle hoa	DEP			Bonus		6,025.48
7/6/2005	hle hoa	DEP			Bonus		860.79
9/23/2005	hle hoa	DEP			Bonus		2,582.37
10/23/2005	hle hoa	DEP			Bonus		573.86
11/23/2005	hle hoa	DEP			Bonus		286.93
12/6/2005	hle hoa	DEP			Bonus		3,730.00
1/6/2006	hle hoa	DEP			Bonus		2,869.26
TOTAL Bonus							31,264.08
TOTAL INCOME							31,264.08
EXPENSES							
Filings							
8/18/2005	hle hoa	1028	STATEOF OREGON		Filings		-50.00
TOTAL Filings							-50.00
Insurance							
12/8/2005	hle hoa	1043	Zarozinski-leavitt		Insurance		-1,462.90
TOTAL Insurance							-1,462.90
Landscaping							
6/23/2005	hle hoa	1019	FOX EROSION CON...		Landscaping		-165.00
11/11/2005	hle hoa	1040	PERFECTION Lands...		Landscaping		-260.00
TOTAL Landscaping							-425.00
Maintainence							
1/17/2005	hle hoa	1002	MDL MAINT		Maintainence		-1,775.00
2/8/2005	hle hoa	1004	MDL MAINT		Maintainence		-1,775.00
2/28/2005	hle hoa	1006	MDL MAINT		Maintainence		-1,775.00
3/31/2005	hle hoa	1009	MDL MAINT		Maintainence		-1,775.00
5/1/2005	hle hoa	1012	MDL MAINT		Maintainence		-1,775.00
6/1/2005	hle hoa	1016	MDL MAINT		Maintainence		-1,775.00
6/23/2005	hle hoa	1021	MDL MAINT		Maintainence		-1,775.00
8/5/2005	hle hoa	1024	MDL MAINT		Maintainence		-1,775.00
9/1/2005	hle hoa	1029	MDL MAINT		Maintainence		-1,775.00
9/30/2005	hle hoa	1034	MDL MAINT		Maintainence		-1,775.00
10/27/2005	hle hoa	1037	MDL MAINT		Maintainence		-1,775.00
11/30/2005	hle hoa	1041	MDL MAINT		Maintainence		-1,775.00
TOTAL Maintainence							-21,300.00
Utilities							
Gas & Electric							
2/2/2005	hle hoa	1003	Pge		Utilities:Gas & Ele...		-15.20
2/28/2005	hle hoa	1007	Pge		Utilities:Gas & Ele...		-14.87
3/31/2005	hle hoa	1010	Pge		Utilities:Gas & Ele...		-14.23

HIDDEN LAKE ESTATES HOA ASSESSMENTS

LOT #	1-Q-2005	2-Q-2005	3-Q-2005	4-Q-2005	1-Q-2006	2-Q-2006	3-Q-2006	4-Q-2006	1-Q-2007	2-Q-2007	3-Q-2007	4-Q-2007
A		573.85	286.93	573.86								
B				1,147.70								
8		573.85	286.93	286.93								
12	3,730.04	3,730.04	3,730.04	3,730.04								
13	286.93	286.93	286.93	286.93								
14				1,147.70								
15	286.93	286.93	286.93	286.93								
16	286.93	304.92		573.85								
17	286.93	286.93	286.93	286.93								
18	286.93	286.93	286.93	286.93								
19	286.93	286.93	286.93	286.93								
20	275.98	286.93	286.93	286.93								
21	286.93	286.93	286.93	286.93								
22	286.93	286.93	286.93	286.93								
23	286.93	286.93	286.93	286.93								
24												
25												
26												
27												
28												
29												
30												
31												
32												
33												
34												
35												
	6,570.39	7,765.03	6,886.27	10,042.45				31,264.14				