

Responsibilities of the Association

What are the common areas?

Within Hidden Valley Association, the common areas include all the roads and sidewalks. It also contains three open space areas throughout the development. These include the water retention area behind the mailboxes marked as “Open Space” on the association map as well as two other “Wooden Open Space” areas located behind some homes.

Who is responsible for the roadways? What maintenance is involved?

The Association is responsible for the upkeep of the roadways. These are private roads and do not fall under the responsibility of the City of Meriden. This maintenance includes the plowing of the roads each winter and the eventual replacement of the roads at the end of their useful life. The Association is preparing a reserve for these future costs. Any efforts that residents can take to extend the life of the roads, such as killing weeds along the curbing, is encouraged and appreciated.

Who is responsible for the sidewalks? What maintenance is involved?

The Association is responsible for the upkeep of the sidewalks. This maintenance includes the snow clearing and the eventual replacement of the sidewalks at the end of their useful life. The Association is preparing a reserve for these future costs. Any efforts that residents can take to extend the life of the sidewalks, such as killing weeds along within the sidewalks, is encouraged and appreciated.

Who is responsible for the driveway aprons? Who pays for repairs / replacement?

The homeowner is responsible for the upkeep of the aprons between the sidewalk and the roadway. This includes ensuring they are kept in good condition without broken pieces and are contiguous across the entire width of the driveway. Any changes to a homeowner’s apron must be approved by the board of directors unless it is an equal replacement to return the apron to its original condition.

What types of insurance does the Association pay for?

The Association purchases general liability insurance that covers the common areas, such as the roads and the wooden open space. The Association also purchases officers’ and directors’ liabilities insurance that protects the officers and directors in the case of a lawsuit concerning their actions in the course of their duties