



Hidden Lakes Homeowners Association

September 2026 Newsletter

Parking Program Update

We heard your concerns about the parking program and the challenges experienced during the transition to Patrol One. We are pleased to introduce **Sunset Safety Agency** as the Association's new patrol company.

Management expects to share more information within the next week about the safelisting portal and the upcoming permit program. Please watch for a separate community update with details and next steps.

Thank you for your patience as we work toward a smoother parking experience. Learn more about the company at sunsetsafetyagency.com.

Flat Roof Project Underway

The Association's flat roof project is underway. Thank you for your patience while this important maintenance work takes place. Additional scheduling information will be shared as it becomes available.

Budget and Reserve Study Review

A budget and reserve study review will be held via **Zoom on September 23**. Please check the meeting page on the Association's website for Zoom access information and meeting details.

Pool Season Reminder

Pool heating will be turned off for the season on **Monday, November 2, 2026**, the first Monday of November. Enjoy the heated pool and get some laps in before then!

hiddenlakeshoa.org

Password: HL5807

Management Coastal Management & Consulting

General

support@nbcoastal.com

949.506.5807

Billing

accounting@nbcoastal.com

949.234.6781

Maintenance Requests

service@nbcoastal.com

949.506.4113

Architectural Requests

architectural@nbcoastal.com

949.506.5807

Payments - Mail to

P.O. Box 96054

Las Vegas, NV 89193-6054

Include your account number.

Website

nbcoastal.com

For an after-hour property-threatening emergency, call 949.506.5807, extension 103, and leave a message. A team member will contact you ASAP.



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Pool Restroom Renovation Complete

The pool restroom renovation is complete! Thank you for your patience throughout the repairs and improvements. We hope you enjoy the refreshed facilities.

Stream 10 Update

Stream 10 is temporarily out of service and has been drained. A replacement motor is needed, and we hope to have the stream running again before the end of September. Thank you for your patience while repairs are arranged.

Vendor Interaction Reminder

Please direct maintenance concerns and requests to Management rather than approaching or directing vendors working in the community. Submit a work order through your homeowner portal or email support@nbcoastal.com.

Architectural Approval Reminder

Before beginning any exterior modification or improvement, please complete the Architectural Review process. Obtaining approval provides written documentation from the Association and helps avoid potential compliance issues.

Maintenance Request Updates

For an update on an existing maintenance request, email service@nbcoastal.com. Please avoid submitting duplicate requests for the same ongoing issue so Management can track your request efficiently.

Homeowner Portal

Your homeowner portal provides access to shared community documents, payment history, payment scheduling, the community calendar, and work-order submissions - all in one place.

Compliance Matters

To report a compliance concern, please email compliance@nbcoastal.com. Compliance matters are confidential, and Management is unable to provide updates regarding actions taken.