



HIDDEN TRAILS



FALL NEWSLETTER

TIME OF TRANSITION - GET INVOLVED IN YOUR HOA



OUR NEXT HOMEOWNERS ASSOCIATION MEETING WILL BE DECEMBER 3RD AT THE EAST VALLEY COMMUNITY CENTER (MENAS REALTY COMPANY TO CONFIRM WHETHER TIME IS 6 PM OR 7 PM). DECEMBER MARKS THE 3RD ANNIVERSARY OF THE FIRST MOVE-IN TO THE HIDDEN TRAILS COMMUNITY, WHEN THE PIONEER OWNERS IN PHASE 1 MOVED IN. IT HAS BEEN INTERESTING TO WATCH THE NEIGHBORHOOD DEVELOP. THERE HAVE BEEN MANY CHANGES TO OUR NEIGHBORHOOD IN THE PAST THREE YEARS, AND MORE TO COME. LYON HOMES WILL SOON BE CLOSING ESCROW ON ITS LAST HOME, AND ERICK VAN WECHEL, HOMEOWNERS ASSOCIATION PRESIDENT AND LYON HOMES VP, WILL SOON BE RESIGNING FROM OUR HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS.

THE BOARD MEMBERS TERMS RUN THROUGH JUNE 2005, WHEN NEW OFFICERS WILL BE ELECTED. OUR HOMEOWNERS ASSOCIATION VP STACY WILLIAMS HAS HIS HOUSE FOR SALE, SO ANOTHER BOARD POSITION WILL SOON BE VACANT. THE BOARD CAN EITHER APPOINT A HOMEOWNER TO FILL UNEXPIRED TERMS OR HOLD AN ELECTION. BOARD SECRETARY JOHN LINDSAY, ELECTED TWO MONTHS AGO, WILL CONTINUE ON THE BOARD UNTIL THE ANNUAL MEETING IN JUNE, WHEN ALL BOARD POSITIONS ARE UP FOR ELECTION. THE HOMEOWNERS ASSOCIATION NEEDS QUALIFIED, INTERESTED MEMBERS TO PARTICIPATE. IF YOU ARE INTERESTED IN A SEAT ON THE BOARD, PLEASE SEND JULIE MENAS A STATEMENT OF YOUR QUALIFICATIONS AND INTEREST.

THE AC'S PRIMARY JOB IS TO REVIEW THE ARCHITECTURAL APPLICATIONS AND TO INSURE THE ARCHITECTURAL INTEGRITY OF OUR COMMUNITY. I WAS APPOINTED BY THE BOARD TO THE ARCHITECTURAL COMMITTEE ("AC") NEARLY TWO AND A HALF YEARS AGO, INITIALLY SERVING AS CO-CHAIR UNTIL I WAS APPOINTED CHAIR A YEAR AGO. I WANTED TO BE SURE THAT OUR DUES MONEY WAS SPENT EFFICIENTLY. SINCE ASSUMING PRIMARY RESPONSIBILITY FOR REVIEWING APPLICATIONS NEARLY TWO YEARS AGO, THE AC HAS BEEN ABLE TO REVIEW MOST APPLICATIONS AND HAS SAVED HOMEOWNERS MORE THE \$12,000 IN FEES. OFTEN, WITH THE

HOMEOWNER'S HELP (A COMPLETED APPLICATION WITH DETAILED PLANS)
WE CAN MAKE A DECISION WITHIN A MATTER OF DAYS.



BESIDES REVIEWING ARCHITECTURAL APPLICATIONS, THE AC ALSO ACTS AS HOMEOWNERS. WHEN WE HEAR COMPLAINTS ABOUT TRAIL EROSION, ILLEGAL ACTIVITY, PROBLEMS WITH HOMEOWNERS ASSOCIATION LANDSCAPE MAINTENANCE OR THE MANAGEMENT OF THE HOMEOWNERS ASSOCIATION , WE PASS THE INFORMATION ON TO THE PROPERTY MANAGER AND THE BOARD. THROUGH THIS PROCESS, WE HAVE MADE MANY FRIENDS AMONG OUR NEIGHBORS.

LIKE THE HOMEOWNERS ASSOCIATION BOARD, THE ARCHITECTURAL COMMITTEE ENCOURAGES HOMEOWNERS TO GET INVOLVED AND POSSIBLY JOIN THE COMMITTEE. AT OUR MONTHLY MEETINGS, WE HAVE A LOT OF FUN REVIEWING APPLICATIONS AND COMPLETIONS AND ALSO MEETING FELLOW NEIGHBORS. OPENINGS COME UP FROM TIME TO TIME AND WE ARE ALWAYS LOOKING FOR INTERESTED HOMEOWNERS. PLEASE CONTACT JULIE MENAS AT MENAS REALTY COMPANY OR ANY BOARD OR AC MEMBER TO OBTAIN ADDITIONAL INFORMATION OR TO VOLUNTEER. OUR COMMUNITY IS ONLY AS STRONG AS ITS MEMBERS.



POCKET BIKES, MOTORCYCLES AND SCOOTERS



ONE OF THE GREAT BENEFITS OF LIVING IN HIDDEN TRAILS IS THE PEACE AND QUIET OF BEING TUCKED IN THE HILLS, SURROUNDED BY AVOCADO GROVES. MOST OF US DO NOT WANT TO HEAR LOUD

MOTORCYCLES RACING ON OUR STREETS OR ON THE ADJACENT GROVE ROADS. MOST MOTORCYCLE OWNERS ARE RESPONSIBLE, SAFE, HAVE LICENSED VEHICLES AND ARE NOT RUNNING THEIR BIKES SO AS TO DISTURB OR WAKE UP THEIR NEIGHBORS. HOWEVER, THE OWNERS OF DIRT BIKES OR SMALL, INEXPENSIVE 'POCKET BIKES' THAT RACE THROUGH THE HIDDEN TRAILS, ARE IN VIOLATION OF THE HOMEOWNERS ASSOCIATION RULES AND IS SUBJECT TO TICKETING BY THE ESCONDIDO P.D. IF YOU HAVE A POCKET BIKE, MOTORCYCLE OR SCOOTER, PLEASE BE CONSIDERATE OF YOUR NEIGHBORS. IF YOU SEE THIS BEHAVIOR IN OUR COMMUNITY, PLEASE NOTIFY MENAS REALTY COMPANY FOR FOLLOW UP.

RAINY SEASON (HOPEFULLY) UPON US

MID-NOVEMBER MARKS THE TRADITIONAL START OF SAN DIEGO'S RAINY SEASON. IN PREPARATION FOR THIS, O'CONNELL LANDSCAPING WILL BE CLEARING THE LEAVES AND DEBRIS OUT OF THE HOMEOWNERS ASSOCIATION-MAINTAINED BROW DITCHES THROUGHOUT HIDDEN TRAILS. THE SHORTER, COOLER DAYS RESULT IN LESS EVAPORATION, SO THE PLANTS NEED LESS WATER. O'CONNELL WILL ALSO BE REDUCING THE FREQUENCY AND LENGTH OF WATERING. THIS WILL NOT ONLY SAVE THE HOMEOWNERS ASSOCIATION MONEY, BUT WILL HELP KEEP OUR HILLSIDES HEALTHY. MANY HOMEOWNERS SHUT THEIR SYSTEM OFF ALTOGETHER JUST BEFORE RAIN AND UNTIL THE GROUND DRIES OUT AFTERWARDS. HOMEOWNERS ARE ENCOURAGED TO CONSULT WITH A NURSERY (HOME DEPOT, GRANGETTOS, EL PLANTIO, ETC.) FOR EXPERT ADVICE ON SEASONALLY ADJUSTING THEIR WATERING SCHEDULES.