

HIDDEN TRAILS HOMEOWNERS ASSOCIATION

APRIL 2005 NEWSLETTER

HOA Officers: President: Brian D. Swanson (760) 739-5451; Vice-President: John Lindsay; Secretary/Treasurer: Joe Esther.

Architectural Review Committee: Chair: Brian D. Swanson; Co-Chair: Angel Martinez; Tony Bufalini; Steve Waggoner; Karen Burns.

Property Manager: Julie Menas, Menas Realty (858) 270-7870 (please visit web site for information on who to contact for billing or repairs).

Dangerous Dogs: We all deserve a safe neighborhood. Unleashed dogs are a violation. It has been reported that at least two homeowners have had their pets attacked by loose dogs, and the homeowners were injured in fending off the attacks. It is inconsiderate of your neighbors, and a violation of HOA rules to allow your dog/s to be off-leash or running loose. Besides turning in a Notice of Violation to our property manager, homeowners can notify the Escondido Police Department and County of San Diego Animal Control.

Elections: HOA Board elections for all three positions will be held in June. Your current Board members are all running for re-election. Candidates will be invited to introduce themselves at the May meeting. It is very important that you vote. Without a quorum the election will be invalid and we will not have a Board. If that happens, no Board business can be conducted. Please come to the May meeting, meet the candidates and be prepared to cast your ballot! If you can't make the meeting, please mail in your ballot beforehand.

Scoop the Poop. Poops stinks, is unsightly and attracts flies. And it doesn't magically disappear. Many homeowners have noticed accumulating piles of poop along our trails and HOA maintained areas. Always bring plastic bags when you take your dog walking and clean up after your dog. If you see a "bagless" dog-walker, you might donate a bag.

Nuisance owners (don't blame the dogs). Several homeowners continue to allow their dogs to howl or bark regularly, day and night. Consult your vet for suggestions to control barking. Please be considerate of your neighbors and do not wait for a violation notice.

Garden Noise: Several homeowners have requested that gardeners not start power equipment until after 8AM weekdays, 9AM weekdays. Please work with your gardener to see if their schedule allows the flexibility to start work after 8AM weekdays.

Volunteer Opportunities: Besides the HOA Board, positions are open on the Architectural Review Committee. This is a very interesting and rewarding volunteer

opportunity. Other opportunities exist for specific one-time or ongoing projects. For details, please contact any AC or Board member (see above).

After the Rains: A number of homeowners, like me, whose rear-yard irrigation was installed by Lyon Homes have noticed the soil collapse and/or severe erosion of soil around their irrigation pipes. This is apparently due to poor compaction by the builder. If this situation applies to you, be sure to follow up with Lyon Homes promptly to get it repaired.

HOA Erosion. The HOA is actively working through our property manager, Menas Realty, to identify problems, especially those caused by poor installation, identify the entity responsible for the repair and get the repairs done as soon as possible.

Planes, trains and ...motor homes, trailers, campers, etc. are allowed in your garage and in your rear yard, provided an application is approved and vehicle is appropriately screened. They may not be parked on lawns, driveways or streets. An exception is for brief periods of cleaning or loading.

Speeding. The maximum speed within Hidden Trails is 35 MPH, yet drives regularly exceed 50 MPH. Please slow down before someone is killed. The HOA has requested expanded police presence, and is considering other traffic calming measures. Recently a speeding silver Mustang from Oak Valley Ln. passed the HOA president on Hidden Trails, exceeding 50MPH as the driver crossed over the double yellow lines several times. The driver was requested to slow down.

Trash cans, dumpsters, etc. Trash cans and dumpsters are unsightly and too many are being stored on the side of the garage. They are allowed curbside from 6PM the night before trash day until the next evening or, to be fair, the morning after trash pick-up. At other times they must be kept behind our fences or in the garage, not beside the garage. Please help keep our neighborhood looking nice and store your trash cans and dumpsters appropriately.

Considerate Parking. I often hear complaints between neighbors about parking. Nobody owns the streets, but nobody enjoys a cluttered street. With multiple vehicles per household, the problems can quickly get out of control. Please be considerate of your neighbors. Our choices for parking should be the following in order of preference: 1) In the garage; 2) On the driveway; 3) On the street in front of our own home. Only in rare circumstances is it appropriate to park in front of a neighbor's home. Do not wait for a neighbor to complain...take the initiative to be considerate.

Your name could be here! Ideas for articles? Talent for writing? Ready to volunteer? Please contact Brian Swanson (619) 699-5115 days (best), (760) 739-5451 evenings.