

HIDDEN TRAILS HOMEOWNERS ASSOCIATION

MAY 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; David Milne; Rick D. Wood.

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

SPRING CLEANING!!!!Neighborhood Garage Sale 8AM - 1PM, Saturday May 14.

Many communities have an annual neighborhood garage sale. This often draws lots of shoppers looking for that special item which you'd just love to part with. Hidden Trails homeowner and real estate agent Susan Barker is organizing a neighborhood garage sale as a service to our community. Susan will be placing an ad, will have signs, and will help coordinate the sale.

This is a great way to get rid of outgrown clothes or that old table that just doesn't seem to fit into your new home. Each participant will place their items for sale at their own driveway. Some homeowners plan ahead and have a charity pick-up scheduled the week after the sale, to get rid of unsold items. Please contact Susan at (760) 745-4412 or barkersusan@cox.net if you have questions or would like to participate, or help out.

Architectural Committee ("AC") News. This volunteer committee is appointed by our Board to review applications for architectural and landscaping improvements. Balancing homeowner and community needs is not always easy. Congratulations to homeowners David Milne and Rick D. Wood who recently joined the AC.

Architectural Guidelines. We received this booklet when we bought our homes. This document contains basic rules for landscaping and improvements, and various useful forms to apply for and obtain approval of landscaping changes. It is being revised to make it easier to read and use. Copies will be distributed in May. Please be sure to read it.

Neighborhood Alert - Unscrupulous Contractors. It has been reported that there are unscrupulous landscaping contractors targeting our neighborhood. A homeowner has reported that within the past six months, two of our residents have been victimized by the same contractor. Both residents took the precaution of checking with the Better Business Bureau and found no complaints for the past three years.

However, after encountering major problems with getting their landscaping job completed, they checked the State of California, Contractors Licensing Board website and discovered that the contractor they were using had at least four major complaints. One complaint resulted in the contractor losing his license for failure to comply with the

state arbitrator's requirements. It is strongly encouraged, before you sign on the dotted line with any contractor, that you visit the following website <http://www.cslb.ca.gov> and check the past performance of your contractor. All licensed contractors must list their license on the business cards and advertising.

The contractor's record can be obtained by entering any of the following info on the website: The Contractor's 1) Name; 2) Company Name; or 3) License Number. Avoid major problems down the road and check out the website before signing a contract.

Elections: HOA Board elections for all three positions will be held 6:30PM June 1st. Your current Board members are all running for re-election. Candidates will be invited to introduce themselves at the May meeting (6:30PM Wed. 5/4). 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 and June meetings, meet the candidates and be prepared to cast your ballot at the June 1st meeting! If you can't make the meeting, please mail in your ballot no later than May 24th.

HOA Meetings. It has been said that good government requires the intelligent involvement of all citizens. The same could be said of our homeowners association. Meetings are held regularly at the East Valley Community Center, a half block west of the Vons. Starting in June the Board will return to quarterly meetings, to be held the first Wednesday of each quarter (Jan/June/Sept/Dec). The meeting for May will be held on **Wednesday May 4th** at 6:30PM. This is changed from the first Thursday to the first Wednesday. The meeting for June will be held Wednesday June 1st at 6:30PM.

HOA Meeting Minutes. This is the record of business conducted by your HOA. Please view the Menas Property website www.menas.com to view our minutes. You will need a password which will be provided by Menas Realty (see Web site).

Trails Condition. You may have noticed that the trail along Hidden Trails has been re-groomed. Once the stabilizer has been applied our trails should be both beautiful and durable for a long time to come. Just in time for spring and summer!

Trash cans. We all enjoy having a beautiful community. A number of homeowners, often the same ones each week, leave their trash cans/dumpsters or garbage bags on the side of their garage. Please be considerate and keep these eyesores behind your fence or in your garage.

Nature News. San Diego County has more bird species than any other county in the United States! Those noisy birds which spend the summers living in the reeds in our habitat ponds are redwing blackbirds. The males strut and sing, trying to attract their favorite mates. You may notice them at your birdfeeder, trying to claim it as their own. They weave nests between the reeds, above the water, so it is safe from predators.

Ideas for articles? Talent for writing? Ready to volunteer? Please contact Brian Swanson (619) 699-5115 days (best), (760) 739-5451 evenings, or our property manager, Julie Menas (619) 276-5169, jmenas@menas.com