

# HIDDEN TRAILS COMMUNITY ASSOCIATION

## APRIL 2006 NEWSLETTER

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

**Design Review Committee:** Chair: Brian D. Swanson; Rick Woods, Karen Burns, Angel Martinez, David Milne, Ellie Montalvo.

**Property Manager:** Kyle Remp, Menas Realty (760) 942-2667 or (858) 270-7870. Please visit web site [www.menas.com](http://www.menas.com) for information on who to contact for billing or repairs.

Escondido Police Department: emergency = 911; non-emergency = (760) 839-4722.

**Quarterly Meeting.** The next scheduled meeting of the Association will be held at 6:30PM Wed. June 7th, at the East Valley Community Center (one block west of Vons, in the library building). You are invited to attend. Come meet your neighbors and Association leaders, or to volunteer and get involved.

**Design Review Committee (DRC).** Your DRC is comprised of resident volunteers appointed by the HOA Board. They are charged with reviewing applications for improvements, primarily for design compatibility and to help preserve property values. Whenever the DRC reviews plans, it usually saves the homeowner from \$125 - \$175.

Since it began in the summer of 2002, the DRC has reviewed over 220 homeowners applications for architectural and design improvements, **saving homeowners nearly \$20,000.** When you see any of the former and current committee members, be sure to thank them for all of their hard work on behalf of the Homeowners Association: Former members: (Past Chair) Lynda & Jon Coffman, Flora Cunningham, Connie Phillips, Tony Bufallini, Steve Waggoner; Current members: Rick Woods, Angel Martinez, Karen Burns, Ellie Montalvo, David Milne and (Current Chair) Brian Swanson.

**The DRC is in need of a volunteer to chair the committee.** The ideal candidate will have design experience, be well organized and be able to spend from 1 - 4 hours per week on such activities as reviewing plans, communicating with homeowners, preparing various forms regarding the approval of plans, reviewing completed improvements. Short meetings are monthly, or more often if necessary. Training will be provided.

Unless a qualified volunteer assumes this vital position, plans will again be sent to a retained architect. This costs the homeowner applicant money and denies the community the vital opportunity to provide key input on the proposed improvements.

**Homeowner Landscaping Responsibilities:** Homeowners are required to maintain their property. This includes watering and fertilizing our yards, removing weeds and dead landscaping, and trimming groundcover or plants as needed. Slopes can be difficult to maintain. If you have a slope, it must be planted with groundcover (no bare dirt) and erosion/runoff controlled. Please do not plant, or if planted, remove unapproved “non-approved” plants. Contact our property manager for clarification.

**“Access” driveways.** Sometimes homeowners have a need to have an “access driveway” into their rear side yard, typically for RV parking. The Design Review Committee feels that enlarged concrete driveways are unsightly and that excessive vehicles created a cluttered look.

When appropriate, the Design Review Committee (DRC) approves access driveways with conditions. The primary condition is that vehicles may not park on the access driveway (only behind the fence). When homeowners obtain conditional approval, and fail to follow the conditions of approval, their approval may be revoked, requiring the removal of the access driveway.

**“Invisible” access driveways.** The Design Review Committee has found a type of access driveway that fits the needs of most homeowners while maintaining an attractive neighborhood. The DRC’s new standard for access driveways is a system of blocks set below grade and covered with turf. The result is a drivable surface that appears identical to the surrounding lawn. If you need an access driveway please submit an application to the Design Review Committee for consideration.

**Nearby development:** #1: Eureka Ranch. The former citrus grove, now a large graded lot, is slated for a large residential development. The development plans can be viewed at the Escondido library (call ahead to confirm times and availability). The advertised website is [www.Eurekasprings.com](http://www.Eurekasprings.com). **THIS SITE IS BEING CONSIDERED BY THE ESCONDIDO UNIFIED HIGH SCHOOL DISTRICT FOR A HIGH SCHOOL RATHER THAN RESIDENCES.**

#2: Ryan Park will eventually extend nearly to the siltation pond below Meadowside Place. Baseball fields are slated south of the current parking lot (closer to Hidden Trails). Contact the City for further details, or come to our HOA meeting if you would like to see a map of what the full park may look like when completed.

**Trailers/RVs/Etc.:** Parking such a vehicle within the community requires an approved Parking Variance Request prior to parking the vehicle in the community. Submit this to the property manager, listing details on all household vehicles, and proposed screening. When adequately screened, one such vehicle per lot may be approved by the Design Review Committee.

**Trails maintenance.** We have spend a lot of money repairing our trails. The trail alongside Hidden Trails Road is designed for non-motorized traffic. Please, no motorcycles, quads, or golf carts. If you see bicycles skidding on the trails, you might

ask the offender to stop, explaining how it harms the trails, and perhaps you might also provide Kyle at Menas Realty with a description and the address of the offender.

**Rattlesnakes** will become more active as the weather warms up. They are looking for tasty mice and rats to eat. Be sure not to step on them, or pick them up with your hands. They are active days and, during the summer, at night too. If you have a snake encounter, call Brian and he'll come by to assist. Or, the Fire Dept. will respond and kill rattlesnakes.

**Views - Views - Views** Although views are not guaranteed, neighbors are strongly encouraged to consider the impacts of their landscaping and improvements on adjacent neighbors' views.

Several homeowners have placed structures such as tall play equipment or sheds, or planted large plants such as giant bird of paradise, palms or other tall growing shrubbery which inadvertently impact nearby neighbors' views. Usually alternate locations or shrubs can be planted which won't reach beyond 6 ft., meeting both the homeowner's needs and the avoiding impacting cherished views.

Most view complaints are regarding tall play sets set back on lots, or tall shrubs and trees blocking city or valley views. ***If a neighbor approaches you to discuss view impacts, please listen thoughtfully and consider a reasonable compromise.***

***NOTE: IF A HOMEOWNER MAKES CHANGES OR INSTALLS IMPROVEMENTS OR PLANTS WITHOUT PRIOR WRITTEN DESIGN REVIEW COMMITTEE APPROVAL, or VIOLATES A CONDITION OF APPROVAL (SUCH AS PARKING ON ACCESS DRIVEWAYS), THEY MAY BE REQUIRED TO REMOVE THE IMPROVEMENT. THIS CAN BE VERY COSTLY.***

**Soil levels/drainage:** A small number of homeowners have incorporated their fences into planters by adding a short wall and filling in the soil. Many others have altered the soil level as they landscape their yards. This may result in early fence failure, erosion and water damage to neighboring property and expensive repairs. Please see the attached sketch for a reminder regarding proper soil levels. Consult an engineer or landscape architect for further guidance and solutions.

**Wish list:** 1) Neighborhood Watch chair; 2) DRC chair; 3) Volunteers for small, limited projects. 4) Website is in early development.

<b>Ideas for articles? Talent for writing? Ready to volunteer? Please contact any Board member.</b>
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**EXHIBIT F**  
**PROPER SOIL LEVELS**

