

JULY 2006 NEWSLETTER

HOA Officers (*all are volunteers): 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: Alex Soares (asoares@menas.com), Menas Realty (760) 942-2667 or (858) 270-7870. Please visit web site www.menas.com for information on who to contact for billing or repairs.

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

Escondido Fire Department (Fires, fireworks, rattlesnakes in yard): 911; non-emergency = 839-5400

Henry Avocado (grove issues): 745-6632

City of Escondido, Public Works (Ryan Park, streetlight issues): 839-4668

City of Escondido, Code Enforcement (graffiti): 839-4650

Valley High School (kids in neighborhood during school hours, etc.): 291-3275

East Valley Community Center: 2245 East Valley Parkway, 839-4382

Broken sprinklers in HOA landscaping: Menas Realty (760) 942-2667

Fine Policy. Shortly you will be receiving a draft revised fine policy. This revision is proposed by the Board to more effectively manage the association.

Wooden Fences: Homeowners are required to maintain their fences. Sprinklers should be directed away from the fence, as it leads to unsightly discoloration.

Many homeowners want to stain or paint their fences. A variety of **stains have been pre-approved** by the DRC. Staining a fence a different color, or painting your fence still requires approval prior to the work being done. Approved stains are:

Behr Deck and Fence Semi-Transparent Stains (available at Home Depot):
California Rustic (DP-351), Cedar Naturaltone (DP-533), Redwood Naturaltone (DP-534).

Super Deck Semi-Transparent Stain (available at J&W Redwood):
Red Cedar (1902), Redwood (1903), Century Redwood (1904), Heart Redwood (1905), Valley (1906).

On a **case-by-case basis**, the DRC has been approving the painting of the small section of fencing between the house and property line, typically about 14' wide, (not the entire fence) a neutral color to match the house.

View Fences (wrought iron). Any changes to these fences needs to be approved in writing before changes are made. Fencing is a highly visible feature of our community, and the Board desires to maintain a uniform appearance. The only acceptable color for the view fencing is the builder-installed color.

Summer Nights (and days). With warm weather here many of us will be spending more time outdoors enjoying our wonderful weather. Many homeowners are spending more time outdoors during the day, and leaving their windows open, enjoying the cool night air and the sounds of crickets, frogs, owls and coyotes. After a hard day at work, the last thing that homeowners want to hear is barking dogs or other loud sounds, especially when trying to sleep. Please hold work and party noise down during normal sleeping hours.

Nuisance barking is a violation of HOA rules, and the number one quality of life complaint from homeowners. **Dogs outside after dark or left out overnight will bark.** Daytime barking such as during play, or when a visitor is at the door, is normal and encouraged. Constant barking, aggressive barking when pedestrians walk down the street, or when most homeowners would be sleeping, is unacceptable. If your dog barks at homeowners or pedestrians visible through the view fence, this is not acceptable.

Please be sure to control your dog's barking. One barker often sets off the entire neighborhood. There is a great show called the Dog Whisperer on the National Geographic Channel 8PM Fridays. It provides many examples of bad behaviors, all of which are controllable by the responsible owner.

Summer provides a great opportunity to share our beautiful homes and yards with friends. With a mix of alcohol and music, conversations tend to get louder. Please be considerate of neighbors, especially after dark.

Parking Issues: Parking in front of Neighbors' Property. Generally, the streets within the community are public, and anyone can park on a public street. However homeowners purchased their homes subject to Covenants, Codes and Restrictions, and other Hidden Trails Community Association governing documents. We, as homeowners, agreed to these restrictions, including parking restrictions, when we purchase our homes.

Homeowners should park in their garage, on their driveway or in front of their own home. While it may be inconvenient for a homeowner to park in their garage or on their own driveway, it is nevertheless inconsiderate to park in front of another homeowners' property, and in violation of Association rules. Please do not park in front of other homeowners' property.

Applications: Homeowners, please include all signatures, detailed sketches and details such as height/width/length/color/materials when you submit your application to the committee. This will save you time in receiving approval.

Wish list: 1) Neighborhood Watch chair; 2) Volunteers for limited projects.