

HIDDEN TRAILS HOMEOWNERS ASSOCIATION

JUNE 2007 NEWSLETTER

HOA Officers (*all are volunteers): President: Brian D. Swanson (760) 739-5451; Vice-President: John Lindsay; Secretary/Treasurer: Joe Esther. *New Board will be elected in June.*

Design Review Committee: Co-Chairs: Marcus Harrel & Darryl Turner; Rick Wood, adjunct members: Karen Burns, Angel Martinez, Ellie Montalvo.

Property Manager: Fabiana Lansner (flansner@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 = (760) 839-4722.

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

Henry Avocado (grove issues like avocado theft, sprinklers, dumping): 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

ANNUAL MEETING

The annual meeting will be held at 6:30PM Wed. June 6th, at the East Valley Community Center (one block west of Vons, in the library building). Meet the Association's property manager, out attorney, and some of the Menas team who help keep our community running smoothly. Come meet your neighbors and Association leaders, or to volunteer and get involved. Please vote!

VOTE! VOTE! VOTE! VOTE!

The procedure is different this year. Review your ballot, follow the instructions, including signing the outer envelope and putting your ballot in the inner envelope, and mailing promptly to Menas Realty. An insufficient response means more expense to hold another election, so please participate! Or, vote in person in the June 6th meeting (bring your ballot materials)! In our HOA, we vote for Board members, and the Board then selects the officers from the Board members.

Design Review Committee (DRC): Your DRC meets monthly to review plans and discuss community design matters. Contact any member if you'd like to attend this meeting. At the May HOA meeting the Board accepted the resignations of Angel Martinez & Brian Swanson, who each served from the formation of the DRC, and appointed homeowners Marcus Harrell, Darryl Turner and Rick Wood to the DRC.. Congratulations to Angel and Brian for 5 years of hard work. Approximately 240 homeowners each saved a \$125 – 175 deposit when the DRC was able review the application without the assistance of a landscape architect. Angel, along with Karen Burns and Ellie Montalvo, continue to serve as adjunct, or unofficial DRC members.

Updated Rules & Regulations, including Architectural & Design Guidelines, were approved by the Board at the 5/3/07 meeting, will become effective in June. Copies are being mailed to all homeowners. Owners of rental property should share these rules with their tenants.

Take the time to review your neighbor's plans: When a neighbor brings landscaping plans to you for signature, be sure to take the time to review the plans so you are aware of what the neighbor is planning. Too often homeowners sign the plans without reviewing them, because they were busy, or it was dark on the porch when they saw the plans, so that didn't notice that tall trees or structures were placed in such a way to impact a view.

Notices on mailboxes: Mailboxes are federal property. It is illegal to post flyers of any kind on the boxes. Besides, after a couple of foggy nights the notices smear, and the old notices and tape soon look ugly. Please discourage this practice.

Noise Issues: Warm weather is upon us. Please be especially sensitive to noise issues such as barking dogs, sports play, car alarms, loud radios, lawnmowers and saws (early and late). Dogs should NOT bark at passerby on the sidewalk, or neighbors in adjacent yards. **Owners are absolutely responsible for controlling nuisance barking.** All complaints to the HOA are anonymous.

At the HOA meeting we learned about a company called ***Bark Busters*** (Google for website) which charges about \$300 to evaluate you and your pet, teaching the owners positive re-enforcement to change barking behavior.

Graffiti and Crime: Graffiti is ongoing. Report to the police, and provide as much information as you can, such as date/time, description of vehicle or person, and turn in a graffiti report (see box above). Also, one homeowner had their electrical panel tampered with – a possible attempted burglary – you might lock your panel for added security.

Trails: Trails are being evaluated and bids solicited for more long-lasting repair job.

Soil Levels: Water should drain away from the homes and fences, towards the lot and then towards the street. Not down side or rear slopes. See Exhibit F of the Architectural & Design Guidelines.