

HIDDEN TRAILS HOMEOWNERS ASSOCIATION

NOVEMBER 2007 NEWSLETTER

HOA Officers (*all are volunteers): President: James McNair (760) 743-1386; Vice-President: Bob Dunbar (760) 741-5334; Secretary/Treasurer: Jane Albo.

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

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, rattlesnakes in yard): 911; non-emergency = (760) 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

Board Meetings: Watch your billings for notice of upcoming Board meetings. All homeowners are invited to attend. As one of our Founding Fathers said “Good government demands the intelligent participation of all citizens.”

Notices of Violation: Fabiana Lansner, our association’s property manager, performs a monthly inspection of our community. Primarily she is looking for violations of the CC&Rs (Covenants, Codes and Restrictions) and our Rules & Regulations. This includes dead landscaping, trash containers left out, fences down, projects underway without approval from the DRC, and many other things. Minor violations prompt a letter reminding the homeowner of their violation and encouraging compliance. More serious or ongoing violations receive a Notice of Violation.

If the owner does not respond in a timely manner and the condition continues it could result in a fine hearing and an ongoing fine until the condition is corrected. If you receive either a letter or violation notice, please respond to either communication in writing, even if you feel that you received the letter or violation notice in error.

The Board needs your help. With nearly 300 properties it can be expected that occasionally homeowners may receive a communication intended for a neighbor. Fabiana is working on behalf of our community, so please be respectful in your communications with her.

Opportunity Knocks: There are openings on the Design Review Committee for interested homeowners. These volunteers meet monthly to review landscaping and improvement plans, and to view completed projects. Meetings are usually at 6PM the first Wednesday of the month, with very occasional weekend meetings to view homes. **Congratulations and thank you to DRC member and homeowner Karen Smith** who recently sold her home and will be leaving Hidden Trails to move closer to her family. Karen served on the DRC for several years, providing helpful and important comments to the many projects the team reviewed. Contact any Board or DRC member to inquire about joining the team.

The Meadows Entry Sign: The Board has found a vendor, approved the replacement of the sign, and directed our property manager to contract for the replacement. Recall that this sign was destroyed by a homeowner who drove into it last winter. Eventually the Board would like to have a discreet solar-powered light installed to help illuminate the entry sign.

Landscaping: Now that summer's heat is passed, this is an excellent time to review your landscaping, and replant those bare or scraggly banks whose groundcover has died, or to rejuvenate or replace patches of dead lawn. Don't wait for a reminder from your neighbor or the HOA.

Be a water-wise gardener. It's time to cut back on our outdoor water usage. Cooler autumn weather, shorter days and sun lower in the horizon combine to reduce evaporation and water needs. This might mean shorter sprinkler cycles, fewer sprinkler days, and/or shutting off the sprinklers when rain is forecast and until the ground dries out. Over watering costs money, damages your landscaping, and causes erosion.

Miscellaneous news: About 5:30PM Tuesday 10/9 a hovering helicopter was heard near the Groves section of our community. Homeowners looking up at the noise were treated to a show as the fire department dropped firefighters from a helicopter hovering over the rugged hills near Ryan Park. It appeared to be a rescue training exercise.

Snakes and lizards are still about as late as mid-October. If you find a snake, and leave it alone, it will likely be on its way the next day as it forages for yummy mice and lizards. The only poisonous snakes we have are rattlesnakes, which all have at least one button on the end of their tail. A sharp, pointy tail means that it is a harmless snake. Call Brian (760) 739-5451 for removal on evenings or weekends, or call the Fire Dept (see above) to kill rattlesnakes.

Queen Califia's Magical Circle. Created by artist Niki de Saint Phalle, visit this fanciful sculpture garden located in the Iris Sankey Arboretum in Kit Carson Park. Enter off Bear Valley Parkway and Mary Lane. Free. Playful serpents, totems and fanciful designs are covered with mosaic patterns of stone and glass. Be sure to bring the young ones and your camera. You won't be disappointed! Directions:
<http://www.queencalifia.org/contact.html>