

# HIDDEN TRAILS HOMEOWNERS ASSOCIATION

## APRIL 2008 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: Dennis Van Rumund, 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](http://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, dead HOA plants:** Menas Realty (760) 942-2667

**Newsletter Editor:** Homeowner/volunteer Brian Swanson (760) 739-5451.

**Board Meeting:** The next meeting will be 7:00PM April 8<sup>th</sup>, at the East Valley Community Center. The meeting is being held a little later than usual due to (closed door) fine hearings which will precede the Board meeting (open to all).

**New Community Website!** Welcome to the official web site for the Hidden Trails Homeowners Association. Residents can find useful and timely information in our online community, including: HOA meeting minutes, news, upcoming events, links to community resources, and more. Need more information? Please send an email to [webmaster@hiddentrailshoa.com](mailto:webmaster@hiddentrailshoa.com). We are looking forward to seeing you online at <http://www.hiddentrailshoa.com>!

**On-line Bulletin Board – Save a Tree!** Lose a pet or find a bicycle? Need to post message for all neighbors to see? Now you can post messages for all to see from the comfort of your own home in just a few easy steps: browse to <http://hiddentrailshoa.com/bulletin.htm>

1. Click the link to *register* from the Welcome Guest section, top left of the page, and use these new details to login
2. Browse to the board where you wish to post and click the New Topic button positioned at both the top and the bottom of the board.

New boards can also be requested and all questions answered by emailing [webmaster@hiddentrailshoa.com](mailto:webmaster@hiddentrailshoa.com)

Many thanks go to HOA Vice President Bob Dunbar for volunteering his time and talent in providing this valuable service to our community.

**Reminders: Lost Treasure.** Many improvements require the submittal of an application and deposit to the HOA, reviewed by the Design Review Committee. After the project is approved and then completed, the homeowner is to submit a Notice of Completion to the HOA. Then DRC then schedules a visit, approves the improvements and the HOA refunds your money. A number of homeowners have failed to send their Notices of Completion, and the HOA would like to reunite you with your money. If this situation applies to you, please send in the Notice of Completion.

**Violations.** The most common complaint is noise. Dog barking, motorcycle revving, radios blaring, early morning lawnmowers, etc. Owners might first attempt to speak with the offending neighbor. If that doesn't achieve the desired result, or you prefer to skip this step, please submit a complaint to the HOA, identifying the address and describing the complaint (type of violation, times of day, etc.) as best you can. The HOA contact the owner and attempt to achieve compliance with our Rules & Regulations.

**Rules Enforcement Policy:** Please see the attached policy, and a sample complaint form (part of the Rules & Regulations).

**Wildflowers:** The wildflowers are at their peak over the next several weeks. I encourage you to get outdoors, take a hike at Daley Ranch, Felicita Park or any of the many dozens of city, county and state open space areas nearby.

**Trails Repair:** The trail repair has been completed. I'm sure you'll agree that the new trail is a great improvement over the dilapidated trail that would send dirt into the streets and sidewalks after every rain. Please remember that no motorized vehicles are permitted on our trail (only feet, paws, hooves or bicycles).

**DRC Meeting:** Planned for 7PM April 8<sup>th</sup> at Rubios Restaurant, near Home Depot, East Valley Parkway. Contact Co-Chair Marcus Harrell at [mharrel@pacbell.net](mailto:mharrel@pacbell.net) to confirm.

**Community Hike:** Take a hike at Daley Ranch. Join Brian for a naturalist hike 4PM April 6<sup>th</sup> at the dirt parking lot off of La Honda Drive for a 2 hour hike. Wear sturdy shoes for a hike on dirt and paved roads. Expect to see lots of wildflowers. No reservations...just show up! No pets please.

Editor: Brian Swanson

## **HIDDEN TRAILS COMMUNITY ASSOCIATION**

### **RULES ENFORCEMENT POLICY**

The following procedure will apply to all violations and infractions of the governing documents, Rules and Regulations or Architectural & Design Guidelines. Owners may report violations to the Management Company or Board of Directors by submitting a written notice describing the violation. The Board of Directors, Management Company, or committee appointed by the Board may also note any violations discovered during walk-throughs or by personal knowledge of any of its members or representatives. At the time a violation is noted or reported, action will be as follows:

1. A first Notice of Violation to correct the violation will be sent by the management company. The notice will contain a description of the violation and a request for a written response from the owner within a specific period of time.
2. If the violation continues, or if the response is otherwise unsatisfactory, then a second Notice of Violation will be sent by the management company. In the second notice, the owner will be advised that a fine may be imposed and/or a Hearing will be conducted by the Board, if the violation is not corrected.
3. If the violation continues, or if the response is otherwise unsatisfactory after the second notice, the owner will receive a Notice of Hearing, where they will be invited to appear before the Board of Directors or an appointed committee. If the owner is unable to attend the Hearing, a written testimony may be submitted to the Board through the management company. The owner shall be notified of the hearing date at least five (5) days prior to the specified date and the notice shall be mailed by First Class Mail and by Certified Return Receipt, to the last known address of the owners as shown on the Association's Records. The Board or Committee shall give fair consideration to the owner's oral or written testimony in determining whether to impose a penalty.
4. If the violation continues, or if the response is otherwise unsatisfactory, even after the imposition of a monetary penalty, the Board or Committee may impose additional or continuing fines until such times as the matter is satisfactorily resolved.
5. IF the violation continues, the Board may refer the matter to the Association's Legal Counsel.
6. If Alternative Dispute Resolution (ADR) is utilized, the owner will be required to pay at least one-half of all costs involved.

**HIDDEN TRAILS COMMUNITY ASSOCIATION**

**RULES VIOLATION REPORT**

Date: \_\_\_\_\_

Person Making Report \_\_\_\_\_

Name

Address

Daytime Phone

Description of Rules Violation (Fill in as completely as possible)

Date: \_\_\_\_\_ Time \_\_\_\_\_ Location: \_\_\_\_\_

Description \_\_\_\_\_

Please type or print clearly

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Description of Violator (Fill in as completely as possible)

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_ Vehicle License # \_\_\_\_\_

Witness/es (homeowner, Board or Design Review Comm. Member)

Name \_\_\_\_\_ Name \_\_\_\_\_

Address \_\_\_\_\_ Address \_\_\_\_\_

Signature \_\_\_\_\_ Signature \_\_\_\_\_

**PLEASE RETURN COMPLETED FORM TO MANAGERMENTS COMPANY**

**MENAS REALTY COMPANY, 4990 MISSION BOULEVARD, SAN DIEGO, CA  
92109**