

HIDDEN TRAILS HOMEOWNERS ASSOCIATION

SEPTEMBER 2008 NEWSLETTER

Board of Directors Meeting – JOIN US!!!
September 09, 2008, 7:30PM, East Valley Community Center

Web Site, Input: There are a variety of forms that are useful to conduct business within the HOA. These forms, contained in the Hidden Trails Rules & Regulations, and Architectural & Design Guidelines, are now available online at the HOA community web site: <http://www.hiddentrailshoa.com>. To see the documents, go directly to <http://www.hiddentrailshoa.com/documents.htm>. Be sure to check out our community web site! Email the webmaster with comments or suggestions re our web, or email the editor with newsletter ideas or other community information. bswanson@semprautilities.com

Parking Concerns: The HOA has been receiving complaints about parking (parking in front of neighbor's homes rather than a resident's own home, parking excessive vehicles on the street, etc.). All owners are encouraged to review our Rules & Regulations, Vehicle & Parking Regulations (page 12), adopted by the Board in May 2007: Garages are for vehicular parking and ingress and egress to the residential lots. Garages shall, therefore, not be used for storage where such use forces occupant(s) to park their vehicles outside. All garage *or* driveway space will be utilized for parking before the resident's vehicles can be parked on the street. When parking on the street, residents will park in front of their own residence before parking in front of another residence.

Violations: The number of residents parking RVs, boats and utility trailers on the street and in driveways in the community is increasing. Residents are reminded that these can be parked there for a maximum of six hours plus overnight for loading and unloading, etc. Violators will be cited and further violations may result in fines to the residents. Residents are reminded that garage sales require approval and are limited to 2 a year per residence.

Design Review Committee: *Volunteer opportunity, no experience required.* The DRC reviews applications for improvements when it meets monthly. The meetings are held the second Tuesday of the month at the Rubio's Restaurant on East Valley Parkway, near Home Depot. Confirm start time with Co-Chair Marcus Harrell at (760) 740-9131.

Grove NEWS!!! The avocado groves surrounding our community are known as Beacon Hills Ranch. The groves, which were recently put up for sale, have been sold. They are in escrow. According to the Realtor in charge of the sale, they are protected as groves "forever", per the terms of the agreement between the former owner (Mr. Frey), and the City, as part of his development approval for Hidden Trails. This is good news for all of us.

Free Composting Workshop: Learn about backyard composting, and composting with worms (yuk). 8:30 – 10AM, Saturday Oct. 11, Escondido Community Garden located on Center City Parkway, just north of Highway 78.

Coastal Cleanup Day at Lake Dixon: 9AM – Noon, Saturday 9/20/08 at Lake Dixon. Just show up and spend a couple of hours helping clean up trash and fishing line around the shores of the lake. A chance to give something back to the community...

HOA Governing Documents: Our governing documents include the **By Laws, Covenants, Codes & Restrictions (CC&Rs), Rules & Regulations, and Architectural & Design Guidelines.** These documents were given to each original owner by the builder, Lyon Homes, and were to be passed from sellers to buyers. The Rules & Regs, and Architectural & Design Guidelines were last amended in May 2007, and copies were mailed to all owners at that time. Be sure that you have the most up-to-date documents, and that you have an understanding of them. These documents contain most of the forms that homeowners need to conduct HOA business. You can contact our property manager to obtain additional copies (there is a cost to you). These documents (Rules & Regs., A & D Guidelines) are now available on the HOA website, where you can view and print them.

Snakes: Reminder!! Rattlesnakes are helpful, and eat rats and mice. They are active day and night during the summer. They are afraid of people, but will bite if stepped on. Watch where you're walking, especially after dark. Call Brian for quick removal of these helpful reptiles. He'll relocate them to a wild land area far from homes and roads.

HOA Officers: 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.

Property Manager: Fabiana Lansner (flansner@menas.com), Menas Realty (760) 942-2667. Please visit www.menas.com.

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

Escondido Fire Dept. (Fires, fireworks, rattlesnakes): 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: 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: Brian Swanson (760) 739-5451.

Website: <http://www.hiddentrailshoa.com> ; webmaster@hiddentrailshoa.com.