

HIDDEN TRAILS HOMEOWNERS ASSOCIATION

JANUARY 2009 NEWSLETTER

HAPPY NEW YEAR!

This is the time of year that many of us pause to reflect on the past year, give thanks for our blessings and resolve to do good things such as exercising more, doing a better job of staying in touch with friends and relatives and, perhaps, getting more involved in their community. What better way than to volunteer with our homeowners' association?

There will be openings on the Board of Directors, to be filled at the annual meeting in June. The Design Review Committee always welcomes interested homeowners. Our newsletter could use the freshening up which a new editor would bring. And, from time to time, the Board needs a volunteer to take on special projects. Please join us!

Holiday Lights: The holidays, just like the elections, are behind us. Please be sure to have your decorations removed the first week of January. Also, please remember that those special twinkle party lights that all of your friends love are only allowed up during your party or special event.

Applications/Approvals: Many improvements, especially those to the front yard, need approval from the Design Review Committee. Please review the Architectural & Design Guidelines, and contact our property manager or a DRC member with questions. Completed applications are viewed and approved at the monthly DRC meetings. **All DRC approvals are issued in writing. There is no official "verbal approval". If it is not in writing, it is not an approval.** The DRC requests that homeowners not start work requiring an approval until you have the written DRC approval in hand. All work, whether performed by a homeowner or their contractor, must be performed to professional standards (such as using weed cloth before installing bark or decorative gravel).

Web Site: Be sure to check out our community web site! 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>. Email the webmaster with comments or suggestions re our website. webmaster@hiddentrailshoa.com

New Property Manager: Jenna Sullivan is our new property manager. The property manager is one of the key persons who help ensure that things work smoothly for our HOA. Jenna can be reached at jsullivan@menas.com, Menas Realty Co. (760) 942-2667 or (858) 270 – 7870 x 19. Be sure to welcome Jenna if you talk to her on the phone or happen to see her on one of her visits to our community, or at the HOA meetings!

Notices of Violation: One of the responsibilities of the property manager is to drive through our community on a monthly basis. The purpose of this inspection is to look for

obvious violations of our governing Rules & Regulations, and Architectural & Design Guidelines. Common violations include improvements which have not been approved by the Design Review Committee, inoperable vehicles, trash cans left out in view, and dead/dying landscaping. If you receive a letter or Notice of Violation please read it and follow the instructions (i.e. correct the violation and respond in writing within the indicated time frame). If you feel you have received a notice in error, please contact and politely discuss the notice with our property manager. We're all human, and sometimes mistakes are made.

Lawn Care: November marks the end of Daylight Savings Time, with shorter and cooler days. This is the perfect time to attend to your lawn. Consult your local nursery regarding seasonal fertilizing and repairing those brown spots. ***It is now time to adjust our sprinkler timers, since our yards won't need as much water during the winter (especially when the soil is damp from rainfall) as during our hot, dry summers.*** Many of us shut off the sprinklers in order to save water, and to take advantage of the rainfall. *Please don't run your sprinklers when it's raining!*

Snakes: In early December Brian Swanson rescued a juvenile lyre snake from a neighbor's yard on Meadow Creek Lane. The only poisonous snakes (no matter how fierce they may look or act) are rattlesnakes. All rattlesnakes have at least one button on their stubby tails. Call Brian and he'll relocate any snakes you find (760) 739-5451. If you find a rattler, you can sweep it into a trash can, Brian can then relocate it to a wild land miles away where it can happily eat mice and rats without endangering anyone.

Parking: The Rules and Regulations require that garage and driveway parking is to be utilized before parking on the street. If you must park on the street be considerate of your neighbors. Don't always park in front of the neighbor's house.

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 (760) 740-9131 & Darryl Turner. Adjunct members: Rick Wood, Dennis Van Rumund, Herb Kolodner. Meetings typically held 6PM, second Tuesdays at Rubio's, near Home Depot on East Valley Parkway. ***Call Marcus to confirm meeting info.***

Property Manager: Jenna Sullivan, jsullivan@menas.com, Menas Realty (760) 942-2667 or (858) 270-7870. Please visit www.menas.com for info on who to contact for billing or repairs.

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

Escondido Fire Dept. (Fires, fireworks, rattlesnakes): 911; non-emergency = (760) 839-5400

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

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

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

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