



# Hidden Trails Homeowners Association

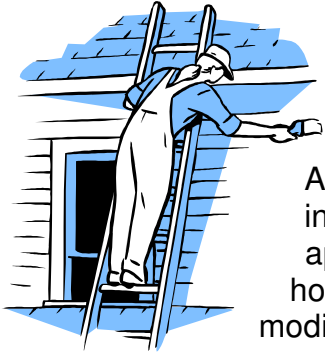
March 20, 2015  
Newsletter

The Board of Directors would like to send a big **THANK YOU** to all of the residents that have responded and addressed the various issues in the recent compliance letters that have been mailed out. Your hard work is **APPRECIATED**, thank you for doing your part in keeping Hidden Trails Homeowners Association a beautiful community to live in.

We would like to bring to your attention some of the most recent issues throughout the community:

- 1) We have noticed the new **“green landscape trash containers”** are being left curb side for an extended period of time. Please be aware the same trash rules apply to the newly delivered containers. Per the governing documents: *“All trash cans and recycling containers may only be set out for a period of time, not to exceed twelve (12) hours before and after the scheduled trash collection service...Storage of all trash and recycling containers must be in appropriate areas screened and concealed from the public view, i.e. behind the fence area or inside of the garage.”*
- 2) Exterior paint, wooden trim and/or garage doors are in need of being painted as some of the old paint has faded or has become blotchy. Please take a moment to inspect the exterior of your home for fading, cracking and mildew. Blotchy, faded paint may be signs that it is time to repaint. Front doors and garage doors are often the first to go. (***Do not change paint color without first obtaining written approval***)
- 3) Temporary parking of recreational vehicles is only permitted for the purpose of cleaning or loading/unloading the vehicle, but may not exceed 6 hours plus overnight before or after the cleaning/loading/unloading. Please note, the streets located within Hidden Trails HOA are public roads, which are maintained and governed by the City of Escondido. Please feel free to contact **Code Enforcement at (760) 839-4650** to report recreational vehicles that have exceeded the City’s 72 hour parking rule.
- 4) Some yards are in need of love and attention. Front lawns must be maintained on a regular basis including, but not limited to, mowing, fertilization, aeration, weed abatement and watering that is compliant with the current irrigation mandates from the federal/local water authorities.
- 5) We have received complaints regarding residents who allow their dogs to bark incessantly which is creating a disturbance to the other residents. Please be considerate of your neighbors. We have also received reports of Pet Owners NOT cleaning up after their pet. It is your responsibility as a pet owner to clean up any feces. This is inconsiderate, unsightly and unsanitary. Please be considerate and pick up after your pets this includes but is not limited to your front or back yard, other resident’s yards, and the common area.

## ARCHITECTURAL CHANGES



Spring is in the air. House or fence painting may be on your mind. Please remember that all house or fence colors must be from the original color scheme. Any outside changes must be submitted to the Design Review Committee prior to installation and/or modification. It is important to understand that architectural approval is not limited to major alterations such as adding a room or deck to a house, but also includes such items as changes in paint color, landscape modifications, fences, patio covers, pool/spa, solar panels, etc.

Be sure to remit a DRC request for architectural changes. These forms can be obtained by going on line to Hidden Trails HOA web site (<http://www.hiddentrailshoa.com/>) or by contacting the Community Manager at 760-745-5861 or via email at: [jenniferfiggers@gmail.com](mailto:jenniferfiggers@gmail.com)

We all appreciate the upgrades and home improvements that so many of our owners have implemented. After some tough times over the past few years the community has turned the corner and is looking good. Thanks for all your efforts.

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## WHO TO REPORT COMMON AREA LEAKS TO?

Broken sprinklers, gushing water, irrigation breaks are considered an **EMERGENCY** and need to be reported to management as soon as possible.

- During regular business hours of 9am – 4:30pm please dial 760-745-5861 x 100
- After hour emergencies after 4:30pm and/or weekends please dial 760-745-5861 and push 8. Please be sure to leave a detailed message with your address and contact information. The emergency notification will go directly to the cellphone of the manager on call.

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## HELPFUL SPRING TIPS

- **Food to Promote Healthy Growth:** "Feeding" your turf and plants now, to help them achieve healthy growth as the weather warms up in the months ahead.
- **Irrigation System Tune-ups:** Performing preventive maintenance and tune-ups on irrigation systems and equipment, making any needed fixes and adjusting system controllers to ensure they're continuously providing the right amount of irrigation, at the right time of day, to avoid wasting water through runoff and evaporation.
- **Mulching & Pruning:** Mulching nourishes soil and helps it retain moisture. Be sure to hand-prune shrubs and bushes which helps promote healthy growth in the coming spring. Doing this work by hand rather than by machine reduces energy use and emissions and also avoids unnecessary plant damage.
- **Weed Control:** Like little landscape time bombs, weed seeds wait in the soil to germinate after winter rains.
- **Tree Care:** Remove low-hanging tree branches, this helps with pest control and trimming those that are vulnerable to wind, to prevent them from doing damage if another big storm arrives.
- **And More:** Routine inspection and debris removal is important to make sure drains and rain gutters will efficiently do their jobs in any remaining rains, and also to prevent erosion of landscaped areas.

