



Date: May 1, 2017

To: Members of Hidden Trails Community Association  
From: The Board of Directors  
RE: Fiscal Year 2017-2018 Annual Budget Report and Annual Policy Statements

Dear Members:

The Board of Directors has reviewed the Association's monthly expenses and found it necessary to increase the monthly assessments for the 2017-2018 fiscal year. **The new monthly assessment will be \$115.00 per month for the June 1, 2017 – May 31, 2018 fiscal year.**

The increase is due to rising costs, including water, electricity, management fees, and landscaping fees, which will all be increasing this year. In addition per the updated reserve study there are several capital improvement expenditures that are needed. One of the biggest capital improvement projects the Board plans on tackling this year is the DG Path repair and/or replacement. Please be advised at this time a decision has not been made.

*Water Usage Update – As a reminder in January 2015 the Board replaced all of the existing irrigation controllers to WeatherTrak controllers. WeatherTrak controllers are “smart” weather based controllers with a web based central control. In addition to the smart controllers the Board renovated several areas with drought tolerant landscape. Old sprinklers were removed and replaced with a drip system and/or MP rotators which save on water usage. By the end of December 2015 the Association had used 16,880 units of water and by the end of December 2016 the Association had used 15,842 units of water. There is more work that needs to be done, however, from the recent improvements you can see the cost savings to the Association!!!*

The Board of Directors plans on working hard to keep the Association's costs at a minimum. It is imperative that each homeowner do their part in protecting the Association from extra expenses ie: reporting common area irrigation leaks to management immediately.

**Pursuant to Civil Code section 5320, the Association is providing you with the following summary of the Annual Budget Report and Annual Policy Statement. If you prefer a full copy of the Annual Budget and Policy Reports, please contact California Community Management by telephone at 760-745-5861 or by e-mail at [jennifer@cacomangement.com](mailto:jennifer@cacomangement.com) with your request. The full report will then be provided to you at no cost.**

The following summary of the Annual Budget Report and Annual policy statement contains the names of all of the reports, statements and summaries the Association is required to provide pursuant to law and/or the governing documents.