



# Hidden Trails HOA

July 7, 2017  
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.

Please be advised another property inspection will be conducted within the next couple of weeks, failure to properly maintain your home or comply with the Governing Documents may result in a formal written violation.

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

- 1) 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***)
- 2) 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.
- 3) 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.
- 4) 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

As a reminder exterior changes must be submitted to the DRC prior to installation or modification. Failure to submit the required application will result in a violation notice and/or fine hearing before the Board. 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: [jennifer@cacomangement.com](mailto:jennifer@cacomangement.com)

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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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## ANNUAL MEMBERS MEETING ELECTION RESULTS

The Association held the annual members meeting to fill the open director seats. In addition, the organizational meeting of the Board was held to select officer positions. Your 2017-2019 Board of Directors are:

<b>President</b>	<b>Jerry Sleder</b>
<b>Vice President</b>	<b>Stacy McGuire</b>
<b>Secretary/Treasurer</b>	<b>Mary Markov-Lytch</b>

Please welcome and congratulate your newly elected Board members! Thank you to all of you who assisted in reaching quorum by either submitting your ballot by mail or attending the annual meeting.

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## NEXT MEETING DATE:

The next **Board of Directors meeting** will be held on **Monday, July 31, 2017** at the Community Center located at 2245 East Valley Parkway, Escondido. \*\*\*Meeting agenda to follow\*\*\*



# Hidden Trails Community Association

C/o California Community Management  
P.O. Box 2666, Escondido, CA 92033  
(760) 745-5861 / Fax (760) 745-6936

July 7, 2017

Dear Owner(s):

The Board of Directors would like to send a big **THANK YOU** to the Design Review Committee. Your hard work and dedication in keeping Hidden Trails a beautiful community to live in is **APPRECIATED!!!** DRC members Jim McNair and Brian Swanson have volunteered their time to Hidden Trails for many years so again we send a big **THANK YOU**.

**The Board of Directors is looking for active volunteers to donate their time and join the "Design Review Committee."** The Design Review Committee is composed of three (3) members who are responsible for reviewing and approving proposed exterior homeowner improvements in the community such as exterior alterations, painting, patio covers, landscaping, pool / spa, etc., prior to construction.

The purpose of the Architectural & Design Guidelines is not to restrict individual creativity or personal preferences, but rather to assure the overall continuity of design in an attempt to preserve and improve the appearance and value of your neighborhood and the Hidden Trails community. In addition, the purpose of these Guidelines is to avoid unintentional harm to your neighbors' property and to your own property caused by your proposed improvements.

If this is something you are interested in please complete and submit the form located on the bottom of this letter by **August 31, 2017** by one of the following methods below:

**Mail To:** Hidden Trails C/O: California Community Management 222 E. 5<sup>th</sup> AVE. Escondido, CA 92025  
**Fax:** (760)745-6936  
**Email:** [jennifer@cacomangement.com](mailto:jennifer@cacomangement.com)

We hope that you will become an active volunteer!

Sincerely,  
The Board of Directors for Hidden Trails Community Association

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**YES, I would to join the "Design Review Committee" for Hidden Trails Community Association**

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Email

\_\_\_\_\_  
Telephone

**Why would you like to serve on the "Design Review Committee"? (May attach separately)**

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**Are you or have you served on a committee? If so, please list the organization(s).**

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