

HIDDEN TRAILS HOA NEWSLETTER

July 24, 2018

Q: Who to report common area leaks to?

California Community Management (760)745-5861, after hour emergencies /holidays same number and dial 8.

General Information:

<http://www.hiddentrailshoa.com>

HOA Officers

Email:

board@hiddentrailshoa.com

President: Mary Markov-Lytch

VP/Secretary: Charlotte Kutilek

Treasurer: Lindsay Berthiaume

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 online 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

Meeting Dates: 8/20/18, 9/24/18 and 10/29/18

PET ETIQUETTE

As a reminder it is your responsibility as a pet owner to clean up any waste. This includes, but is not limited to: your front or back yard and the common area. To not cleanup is inconsiderate, unsightly and unsanitary. In addition we have had complaints from residents regarding dogs defecating on owner's private property (front lawns), as a courtesy please avoid walking your pets on your neighbor's yards.

Should you witness unattended or unleashed pets, dog attacks or hear a dog continuously barking please contact the San Diego Humane Society directly at 760-888-2275 or San Diego Humane Society Attn: Humane Investigations 3450 E. Valley Parkway Escondido, CA 92027.



CONTACT HIDDEN TRAILS HOA

California Community Management
222 E. 5th Ave. Escondido, CA 92025
(760) 745-5861

Manager: Jennifer Figgers

jennifer@cacomangement.com

Bookkeeper: Sara Knowles

sara@cacomangement.com

A WORD FROM YOUR HOA BOARD:

At the Annual Meeting, the BOD made a decision to substitute two homeowner forums for business meetings in the new fiscal year. We would like to hold the first forum in the Fall and the second in the Spring. The purpose of the forums is to solicit homeowner ideas that promote the wise operation of our association. We know that our homeowners have varied backgrounds that can be of enormous value to the association when difficult or complicated judgements have to be made.

We want to make the forums as convenient as possible so we would like to hold them at a time when homeowners would be available; your choice: after business hours or on weekends. We would appreciate someone volunteering space on their property so that homeowners would not have to leave Hidden Trails in order to attend one or both forums.

We would also like to correct a misperception. As anyone who has attended an open meeting recently knows, a homeowner may address the BOD for 3 minutes at the beginning of a meeting. The BOD reserves the right to extend a homeowner's 3 minutes or to call on the homeowner during deliberation of the appropriate agenda item if the BOD feels the homeowner has valuable information to share. Further, any time that remains at the close of an open meeting is also dedicated to homeowner comments. This system is consistent with State law concerning a homeowner's right to speak at an open or annual meeting while allowing the BOD the ability to conduct the business of the association in an orderly fashion. When the BOD is informed ahead of a meeting that a homeowner has knowledge connected to an agenda item that the BOD has under consideration, the BOD may request that the homeowner share his/her expertise during the open meeting. If you feel that your knowledge will assist the BOD in making the best decision on an issue, you can email us at board@hiddentrailshoa.com. Please describe the information you have to offer.

Contrary to what you may have read elsewhere, the Board's duty to make informed, well founded decisions on behalf of the association is always foremost in our minds.