

HIDDEN TRAILS HOA NEWSLETTER

August 13, 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>

Minutes can be found on the website under "Events"

HOA Officers

Email:

board@hiddentrailshoa.com

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
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Bookkeeper: Sara Knowles

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Reverse →

A WORD FROM YOUR HOA BOARD

Concerning the DG Trail:

Before any of our homes were built, the city approved the East Grove Specific Plan (EGSP) which outlined a vision for our neighborhood. One of the components of the vision was a “soft path” set next to the sidewalk on Hidden Trails Road for about 6 blocks that could accommodate pedestrians & equestrians & that ultimately would join up with another trail leading toward San Pasqual Valley. The builder, Wm Lyon, originally filled the “soft path” with sand which, of course failed with the first heavy rainfall. The sand was then replaced by Wm Lyon with decomposed granite (DG) which was supposed to fulfill the requirements of the EGSP & be economical for the HOA. As we all know, the DG trail was never connected to any other path & it has certainly not been a money saver for the association.

The question of what to do with the DG trail has been fraught with difficulty since the city has the easement over the trail while the HOA is responsible for its upkeep – an obvious benefit to the city. DG has proven NOT to be a suitable material for the trail considering how quickly it deteriorates. However, because of the city’s easement, the HOA is required to propose an amendment to the EGSP in order to replace the DG with another material.

Nevertheless, the BOD has obtained estimates for replacement materials such as bonded rubber, concrete & drought tolerant plants. Rounded off, the estimates run from \$266,000 for bonded rubber, \$212,000 to \$238,000 for concrete & \$141,600 for drought tolerant plants. We also received an estimate for DG with a 5 year maintenance plan for \$38,600. After reviewing the options for the DG trail & the health of the HOA Reserve Funds, a viable proposal began to emerge.

At the open meeting on July 30th, a two part proposal was made & accepted by the BOD. 1st, we will proceed with the option of renewing the DG trail for 5 years. There are sufficient funds in the Reserves to pay for this outright. No special assessment will be required. 2nd the BOD will pursue approval of an amendment to the EGSP that will allow us to substitute another material for the DG. The BOD is in favor of drought tolerant plants since many of these plants have a long life expectancy, have proven to be visually appealing (unlike DG or more concrete) & can be replaced as needed. Further, the plan will remove the DG trail as a capital asset in the Reserve Fund.

By adopting the 2 part plan, the BOD has solved the immediate problem of the decomposition of the trail. The HOA will have a 5 year guarantee on the new application of DG. We can now write a proposal which will be submitted to the city to eliminate the “soft path” requirement in the EGSP. Once the amendment is adopted, the final hurdle will be obtaining homeowner approval for changing DG to drought tolerant plants. In order to effect this change in our CC&Rs, a 67% vote of the homeowners is required. If we want to put DG in the rearview mirror, we will need everyone to vote in favor of the proposal when the time comes.