

HIDDEN TRAILS HOA NEWSLETTER

October 30, 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



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

DG TRAIL

The trail has been restored including the area on the west side of Hidden Trails Road at Willow Tree. The owner of California Earthcare tells us that he is confident that the renovation is successful and no treatment should be needed till October 2019. Please recall that the HOA has a 5 year contract with CA Earthcare for annual reapplication of the polymer surface. Should anyone notice signs of degeneration along the trail prior to next October, please notify the BOD or California Community Management. Enjoy your daily walk!

Next Meeting: December 10, 2018

FIRE SAFETY

Here are some thoughts from the Fire Captain who attended the Homeowner Forum on October 8th. If (when) our neighborhood is evacuated due to a wildfire, the EFD would appreciate our residents doing these 3 things:

- 1) Make sure that all of your windows are closed and locked and if you have heavy drapes, make sure they are drawn.
- 2) Leave your hoses or ladders in the front yard so that firefighters can react quickly to a problem developing on your property.
- 3) Leave a large "**VACANT**" sign on your home so that firefighters know there are no persons inside who might need to be rescued.

Our neighborhood has been evacuated twice in the past & we have been fortunate both times to return to intact homes. Let's remember to cooperate with our local Fire Department.

MEETING MINUTES

As a reminder the minutes of the monthly Board meetings are available on the hiddentrailshoa.com website. Click on "Events".



SAVINGS ON IRRIGATION

Chris, our Park West representative arranged a meeting on Ridgemont Circle for himself, the PW irrigation guru, the representative from Rain Bird & the BOD to see a demonstration of the newest Rain Bird irrigation head. 2 days before the meeting I spoke with my gardener, a man whose knowledge & experience I trust who suggested Hunter as his “go to” company for irrigation heads. The day before the meeting, I walked around Ridgemont. I had never really considered just how large that common area slope is. But, as in the past, I noticed that the HOA has a runoff issue on Ridgemont; something to be discussed with Chris.

When I arrived at the meeting, the 3 gentlemen were setting up the demonstration which, as luck would have it, would compare the latest Hunter irrigation head to the Rain Bird. Hunter has a large arc so the water stream can be set to land a fair distance from the head. Rain Bird, on the other hand, sends out a “curtain” of water so more square footage is covered in the same – or less – time. The Rain Bird rep said he could not estimate the total water (\$\$\$) savings but he was confident that each Rain Bird head would conserve a gallon per minute over Hunter. Wow! Think about that. Finally, Chris assured me that his guru was determined to find the correct pressure & the exact amount of watering time that will greatly reduce the runoff.

Sounds like we’re on to something!



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