

# HIDDEN TRAILS HOA NEWSLETTER

February 19, 2019

**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](mailto:board@hiddentrailshoa.com)

**President: Mary Markov-Lytch**

**VP/Secretary: Charlotte Kutilek**

**Treasurer: Lindsay Berthiaume**

## KUDOS

The BOD wants to extend a big public ***Thank you*** to the homeowners who volunteered to staff the newly formed Landscape Committee. The committee members are Jim Tomasulo (chair), Victor Nunez, John Tompson, John Muna and Howard Cottam. These gentlemen saw a need & without indulging in the blame game, made an offer of help at the January 17th special meeting. At the regular BOD meeting held January 30<sup>th</sup>, a motion to formalize their offer was unanimously passed. The committee members dove right in & are collecting data that will enable the BOD to make well informed decisions regarding the maintenance of our common areas.

The BOD especially wants to commend Jim Tomasulo for sharing the wealth of his knowledge & experience in these matters. His assistance in helping the BOD find solutions to our irrigation issues is deeply appreciated.

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*Next Meeting Date: 3/25/2019*

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## HOA FORUM

Currently the HOA Forum is scheduled to replace the BOD Meeting on March 25<sup>th</sup>. It will be held at the East Valley Community Center at 6:00 pm. Since this is a time for the BOD to listen to the concerns and recommendations of the homeowners, the BOD cannot deliberate or conduct business at the forum.



[CONTACT HIDDEN TRAILS HOA](#)

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## ABOUT THE BUDGET

Most of us probably have a savings account as well as a checking account at our bank. The checking account we use for our everyday bills: mortgage, utilities, car payment, et cetera. If we plan a special purchase or we know one of our large appliances isn't long for this world, we might put money aside monthly in a savings account to cover inevitable expenses of that sort.

This is analogous to the HOA budget. We have an operating account which pays our regular, recurring expenses like management fees, landscape maintenance, printing & postage. Additionally, California law requires HOAs to have the equivalent of a savings account; the reserve fund which is used "to defray the future repair or replacement of those major components that the association is obligated to maintain." In our case, the reserve fund is meant to cover assets like fences & walls, paved surfaces, gates & monuments. Our association is fortunate that our reserves are very well funded.

The law also provides that an association can transfer money from the reserves to cover a shortfall in the operating budget. However, the association must have a plan to pay the money back into the reserve fund. It is no secret that our association faced very large water bills in November & December. The BOD authorized a transfer of \$30,000 from the reserves to the operating budget to give us a cushion while we attack the problem and we are making progress with the help of the Landscape Committee. Since the reserves were over 100% funded at the time of the transfer, the bulk of the transferred money should be replaced within a year just by continuing the association's normal monthly payments into our reserve fund. Without tricks or conspiracies, the BOD is meeting its fiduciary responsibilities.



### (Un?)Social Media

There have been many news reports lately concerning the unsavory side of social media. Websites do not contain "Truth-o-Meters" so people can and do tweak or distort the truth to suit their personal agendas. Mindful of that, does it seem suspicious when a person welcomes corrections to a post yet routinely combats any corrections that are offered? Is it possible that one person is always right and others with clarifying information are always wrong? Mark Zuckerberg may have had a revolutionary idea but he has left it up to the reader of his creation to decide finally on the veracity of anything posted on it.