

HIDDEN TRAILS HOA NEWSLETTER

April 17, 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

President: Mary Markov-Lytch

VP/Secretary: Charlotte Kutilek

Treasurer: Lindsay Berthiaume



[CONTACT HIDDEN TRAILS HOA](mailto:board@hiddentrailshoa.com)

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

ANNUAL MEETING AND THE IMPORTANCE OF OWNER PARTICIPATION



We wanted to bring to your attention the difficulty we are having in finding homeowner's willing to run for the Board. On March 15, 2019 a request for candidates was sent to all homeowner's with a deadline date of April 8, 2019. As of today we do not have any homeowners willing to run for the Board.

We wanted to remind you why it is so important to participate and volunteer your time by serving on the Board. **The number one factor is your DUES! Without a Board the association cannot conduct business and the court will step in and appoint a receiver to oversee the association.**

The receiver would have the power to run the association, including the power to assess the membership for all costs needed to pay for operations. The downside is that there are no restrictions on the size or frequency of assessments imposed by the receiver. **The membership would have NO SAY in what services were provided, what was repaired or when, or how much is paid for operations and repairs.** All of that would be in the hands of the receiver. Moreover, the receiver would likely **special assess** the membership to pay for his/her services.

The Board is looking for volunteers to run for the Board, if you are interested please contact Jennifer Figgers at 760-745-5861 or jennifer@cacomangement.com

House Paint & Tree Branches

Spring is a lovely time for a stroll around the neighborhood as well as a traditional time to spruce things up; which brings us to the subject at hand. Hidden Trails is now 17 years old & 17 years' worth of weather has taken its toll on house paint. In the recent past, many of our residents have applied a new coat of paint to their homes & we thank them for helping to keep up the appearance of HT. However, other homes could now certainly use an application of liquid love. The good news: if an owner plans on restoring his/her castle to its original color scheme, there is no need to submit a proposal to the DRC. But if you wish to change some aspect of your home's original colors, DRC approval is required.

Getting back to our stroll, we note that our neighborhood trees have matured. If you have trees on your property that were planted close to the sidewalk, causing people to duck under or dodge around your tree's branches, please, please, please, take a little time to prune the branches back. That remedy could easily prevent a head injury & will surely make all of HTs' numerous ambulators deliriously happy.

Violations & Fines

Hidden Trails' CC&Rs (4.6.1.a) clearly state that every homeowner is responsible for the maintenance of his/her residence & landscaping. Article 2 of the CC&Rs lists Residence & Use Restrictions that apply to all homeowners. The Rules & Regs contain sections on Architectural & Landscape Standards, Community Standards & the acknowledgment of the Board's responsibility to enforce all of the governing documents. THE BOD DOES NOT MAKE THIS STUFF UP. Every one of us, in accepting homeownership, agreed to abide by what our governing documents say. This is the reason our neighborhood looks far better than areas in town that do not have HOAs.

So, what does CA law say about violation notices & fines? Since an HOA has the right to establish rules, the right to assess monetary fines to obtain compliance with the rules is implied in the law. A homeowner however, must be given adequate (at least 10 days) notice prior to a fine being levied & must be given a hearing. If HT's "Fine Policy" is compared with CA law, our Association's time line seems pretty generous. The 1st notice is a simple warning: a description of the violation & a request that it be corrected. The 2nd notice, sent no sooner than 1 month after the warning letter, is a reminder that the violation still exists. If after another month no correction has been made, the 3rd letter, the fine & hearing notice can be sent. HT homeowners therefore have 2 extra months not stipulated by law to correct a violation before a fine is imposed. But imposing a fine is NOT the end-game. The violation still has to be corrected by the homeowner.

If homeowners want more input into the monthly neighborhood inspections, there is a fix. A committee of 3 owners can volunteer to drive the neighborhood each month & send the BOD their assessment of notice-worthy violations. The BOD can then review the properties & follow up. If you believe the neighborhood inspection process needs improvement & you are willing to make the commitment, please give your contact information to our Property Manager. Details can be worked out among the board & the committee members.