

HIDDEN TRAILS HOA NEWSLETTER

September 18, 2019

DG TRAIL PUBLIC HEARING

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

Hello Neighbors!! **We NEED your support at the public hearing held by the Escondido Planning Commission on Tuesday, September 24 @ 7pm!** This has been a loooong process, and your support at the hearing is paramount. You should have received a hearing notice in the mail explaining the purpose of the hearing, but please see the project description below:

Project Description:

Amend the East Grove Specific Plan as it pertains to the decomposed granite trail within the Hidden Trails Community so that it reads/states "trail and/or plant material." Our community would like to gradually replace the current decomposed granite with plant material over the next 5-7 years, as the current trail has posed a constant safety hazard due to the unmanageable deterioration, and significant financial burden to the association due to the very costly maintenance.

The current trail runs parallel to a city sidewalk, and does not connect to any trails outside of the community. Based on the East Grove Specific Plan, it was originally intended to be used as a horse trail that would interconnect with other community trails, however, since the establishment of the community nearly 15 years ago, there has not been a single horse to walk the trail within the Hidden Trails Community, nor has the trail been connected with that of another community.

The trail has caused more of a substantial burden than benefit to our community and we ask that you please allow this amendment to the East Grove Specific Plan.

*The city owns the path, but our community/association is required to maintain it. At least with this amendment to the EGSP we can have a little more control over it... Thank you in advance for your support!!

Meeting Dates: October 28, 2019 and November 25, 2019

Reverse →

****Important information on water usage****

TURNAROUND

You may remember last winter when the HOA faced some serious problems with our landscaper and more specifically with our irrigation bill. The previous BOD went into overdrive to mitigate the dilemma. Fortunately, a group of homeowners with a background in landscape and irrigation offered assistance and thus, the Landscape Committee was formed. We now can report some very good news but first, a little background.

There are 12 controllers spread around our neighborhood that regulate irrigation for our common areas. At the height of California's drought, a past BOD contracted for a service called Weathertrack which, when used properly, determines how much water is needed to irrigate each distinct area. When the system was initially installed, the HOA's water usage and hence, the monthly bills dropped dramatically. Unfortunately, control over the system was left to the last two landscape companies who, over time used Weathertrack less and less until only 5 of the 12 controllers were actually connected to the system. This resulted in the problem which required emergency action last winter.

Now for the good news. Since January, our Landscape Committee has taken back control over Weathertrack and has made it fully operational again. Further, the Landscape Committee Chairman took the Weathertrack training course so when the system detects a leak, the chairman is sent an online warning. The affected valve is turned off automatically within 3 minutes. Irrigation to the area is then curtailed until the leak is repaired. Not only does the HOA save money by allowing Weathertrack to determine how much water is needed in each of the 12 areas, far less water is lost when a leak occurs than in the past.

To date, water usage for the HOA is 50% less than what was budgeted. Continuing this trend, the HOA's expected water use this year will be 12 million gallons which is 10 million gallons less than last year when the landscape company had control over the system. The expected savings will be in the area of \$88,000. It should also be noted that during the investigation of the controllers, the previous BOD uncovered the presence of a water meter that had not been used by the HOA since approximately 2008. The BOD requested that the city turn the meter off which will result in a yearly savings of \$1428.

You have all probably seen the bright yellow El Plantio trucks around our neighborhood. El Plantio is the HOA's current landscape company. The Landscape Committee is actively involved in the work that El Plantio does. We have a 2 man crew from El Plantio on the premises 5 days a week. Since being hired, the crew has cleared out debris from places that were overlooked by previous landscape companies. The Landscape Committee Chairman meets weekly with managers from El Plantio to review the work that needs to be done. Additionally, El Plantio's irrigation manager has taken the Weathertrack training course and is fully aware of the HOA's expectation for effective water usage. The committee has forged a candid relationship with El Plantio that is proving to be very beneficial to our association.