

HIDDEN TRAILS COMMUNITY ASSOCIATION

The next meeting of the Design Review Committee and Board of Directors will held on
Thursday, August 4, 2016 at 7:00 PM
734 Ridgemont Circle

****Joint meeting with the DRC and Board of Directors****

AGENDA

1. Establish a quorum of the Board and call meeting to order.
2. New Business:
 - 2.1 Revised Architectural Guidelines and review of DRC pending requests
3. Homeowner Discussion -15 Minutes
4. Adjourn

WHO TO REPORT COMMON AREA LEAKS TO?

Broken sprinklers, gushing water, and irrigation breaks are considered an **EMERGENCY** and need to be reported to management as soon as possible.

- During regular business hours (Mon-Fri 9am-4:30pm), please dial **760-745-5861 x 100**.
- After-hour emergencies before 9am, after 4:30pm, and weekends/holidays, please dial **760-745-5861 and push 8**. Please be sure to leave a detailed message with your address and contact information. The emergency notification will go directly to the cell phone of the manager on call.



NEXT MEETING DATE:



The next **Board of Directors meeting** will be held on **Thursday, September 8, 2016**, 7:00 p.m. at the Community Center located at 2245 East Valley Parkway, Escondido

Reverse →

ARCHITECTURAL

The Board of Directors and Design Review Committee would like to send a big **THANK YOU** to all of the residents who have submitted architectural requests for various home improvements. Your hard work is **APPRECIATED**, thank you for doing your part in keeping Hidden Trails Homeowners Association a beautiful community to live in.

The DRC would like to bring to remind you of some of the Architectural & Design Guidelines:

- 1) **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.
- 2) Section 5.3.2 of the governing documents grant the DRC Committee a **forty-five (45) day review period** for all applications submitted. The DRC may reject the application for approval if it determines that the applicant's plans and specifications are incomplete or do not conform to community standards.
- 3) **A deposit (check) in the amount of \$175.00 made payable to Hidden Trails Community Association, is required where total value of material and labor is more than \$1,000.00.**
- 4) "The "Facing and Adjacent Neighbor Statement" form ("Exhibit B") must be submitted with a **minimum of two (2) signatures from neighbors.** Obtaining signatures from your neighbor(s) does not grant approval and, if any neighbor has objections, does not cause denial. However, the DRC may contact neighbors to determine their objections and their appropriateness, if necessary. The DRC may also view the lot as part of its decision-making process. **If application is mailed we MUST receive two (2) complete sets** of landscape / construction plans in the submittal package.
- 5) Landscape / construction plans submitted to the Design Review Committee for review shall include the following information on them:
 - Plan (top) view drawn to an appropriate scale of all improvements including those required by the DRC per the Guidelines.
 - Elevation (side) view drawn to an appropriate scale of each side of the improvements, such as patio covers and walls. Show overall dimensions.
 - Location of improvement as it relates to the home and all adjacent property lines including setback dimensions, if any.
 - Description of materials and colors, including brand name and specification name and number, if any. Show this information on plans.
 - If any construction, exterior alteration or installation is proposed, including but not limited to fencing, water features, trellises, built-in barbecue, gazebo, shed, or play structures over 3' tall, or changes to slopes, please indicate all dimensions including height and/or elevation. Provide all appropriate construction details.
 - Clearly identify all scientific and common plant names and mark all plant types, sizes, quantities and proposed placement on your plans
 - Drainage and grading must be clearly indicated. Indicate all proposed and existing drain inlets. The landscape plan must indicate direction of water flow.
 - Phasing of improvements must be clearly identified on the plans.

The complete Architectural & Design Guideline forms can be obtained by going on line to Hidden Trails HOA web site (<http://www.hiddentrailshoa.com/>) or by contacting California Community Management at 760-745-5861 or via email at: info@cacomangement.com.