

HIDDEN TRAILS HOMEOWNERS ASSOCIATION

JULY 2005 NEWSLETTER

HOA Officers: President: Brian D. Swanson (760) 739-5451; Vice-President: John Lindsay; Secretary/Treasurer: Joe Esther.

Design Review Committee: Chair: Brian D. Swanson; Co-Chair: Angel Martinez; Tony Bufalini; Steve Waggoner; Karen Burns, Rick Woods, David Milne, Ellie Montalvo.

Property Manager: Julie Menas, Menas Realty (858) 270-7870. Please visit web site www.menas.com for information on who to contact for billing or repairs.

Escondido Police Department: emergency = 911; non-emergency = (760) 839-4722.

Poop Scoop - Reminder. The Rules and Regulations require homeowners, when walking their dogs, to carry materials and clean up after their pets.

HIDDEN TRAILS COMMUNITY PICNIC. *We need a homeowner to step up and chair this effort.* If you are interested in helping organize a neighborhood picnic, perhaps for the weekend after Labor Day, please contact any Board member to volunteer.

Elections: The election was held on June 1st at our Annual Meeting. The meeting was attended by about 60 homeowners (thank you!). Some fast phone-work brought us the necessary quorum. Less than 80 of the 291 homes in Hidden Trails HOA voted. Where were the rest of our neighbors? **Over 200 of us didn't even take the time to send in a ballot.** Voting is a civic responsibility. Please take pride in your community and make a commitment to yourself to do a little more than you presently are doing.

The HOA re-elected Brian, John and Joe to two-year terms on the Board. Homeowners Carlos Maldonado and Vern Weaver each received substantial votes. These homeowners selflessly volunteer their time for the benefit of all of us. Please introduce yourself to your Board when you see them out and about in our community, and share your thoughts with them.

HOA Meetings. It has been said that good government requires the intelligent involvement of all citizens. The same could be said of our homeowners association. Meetings are held at 6:30PM at the East Valley Community Center, a half block west of the Vons. Meetings are held quarterly on the first Wednesday of each quarter (Jan/June/Sept/Dec). This is changed from the first Thursday to the first Wednesday. Next meeting is September 7th.

HOA Meeting Minutes. This is the record of business conducted by your HOA. Please view the Menas Property website www.menas.com to view our minutes. You will need a password which will be provided by our property manager, Menas Realty (see Web site).

Violations - Fine Hearings. Some people just don't get it. A few homeowners have received Notice of Violation from our property manager. If you receive a NOV, you must respond to it in writing. Failure to do so, and to correct the violation, can result in a fine hearing before the Board. At the hearing homeowners have the opportunity to present their explanation to the Board. When appropriate the Board can levy a fine on the offending homeowner. Ongoing violations may receive ongoing fines.

Parking Variance. Owners of trailers, motor homes, boats, campers, etc. must submit and obtain approval for a Parking Variation prior to parking their vehicle in our community. When adequately screened, and approved in writing, one such vehicle or other approved vehicle may be parked on the side of the house. The Parking Variance application must include details on ALL vehicles parked at the residence.

Business use of home. Our rules prohibit running a business out of our home when it brings clients to your home. The Board tries to exercise good judgment in enforcing this policy. Reasonably, where one visitor a day would be fine, two dozen visitors would likely not be appropriate. If you suspect a problem, please send a Notice of Violation to our property manager.

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Design Review Committee News. This committee reviews plans for aesthetics and impact on the community. This volunteer committee is appointed by our Board to review applications for architectural and landscaping improvements, meets once a month to review applications. Submit early to avoid deadline crunches.

Hidden Trails Community Association Architectural Guidelines. We each received these when we bought our homes. This document contains basic rules for landscaping and improvements, and various useful forms to apply for and obtain approval of various changes. The revised and updated version was approved by the Board. The new version is easier to understand and to use. Copies were mailed the first week of June. Please be sure to read it and retain for reference. One change is that improvements valued less than \$1,000 do not need to submit an initial deposit with the application.

Bootleg Projects. Failure to follow the rules and submit an application for improvements may result in a fine hearing. The rules apply to all homeowners, from the HOA Board to the newest homeowner. If you have failed to submit the required application and have done your landscaping, etc. without the required approval, you are in violation of HOA rules. Please submit the required application and, if your work is completed, also include a Notice of Completion. The Design Review Committee will help get your improvements the HOA's "Seal of Approval".

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Neighborhood Watch. The Meadows has had a number of property crimes recently, and is currently starting up a NW program. Be sure to report all break-ins, etc. to the police. **ALTHOUGH THEY MAY NOT CATCH THE CULPRIT, THIS WILL HELP OUR NEIGHBORHOOD RECEIVE INCREASED PATROLS.** *We need a homeowner to step up and chair the Neighborhood Watch program.*

Fireworks, Rockets, etc. In mid-June a homeowner in the Vineyards found a 24” long, home-made rocket in her yard. It had burned holes in her gazebo cover. Fireworks of any kind are illegal in Escondido. Those of us who lived her during the 2003 fires know full well the danger fire can present. Please share this with your young adults and children.

Danger!!! Some homeowners have sunken valve boxes set into their lawns. A number of these are missing their lids. If a child should run across the lawn and step into this 12” deep hole, a broken leg would be the result. If you have such a sunken “box” (actually round), please keep it covered. If you have small children, you might eyeball the nearby lawns which they may be running across. I have noticed two such lidless holes in both the Groves and the Meadows.

Outdoor News:

Nature News. Those dark gray lizards scampering on the fences, walls and trails are western fence lizards. Their nickname is “blue belly” for the bright patches on their chest. They love to eat flies, and are afraid of people. Cats are very good at catching and killing them, so please consider keeping your “mouser” indoors during the day.

Nature Hikes. Two nature hikes will be offered to homeowners in July. On Saturday morning, July 16 from 8 - 9 AM, Brian will lead a family walk for all ages. Children must bring a parent. We’ll meet at the corner of Hidden Trails Road and Meadow Side place, and walk around a portion of Ryan Park, learning about lizards, birds, plants and wildlife that call Escondido home.

On Saturday July 16 from 5 - 7PM Brian will lead a more strenuous, 2 mile walk at Daley Ranch. We’ll walk to the ranch house, and have the opportunity to see and hear a variety of birds and wildlife. The trail is a bit steep initially, and this walk is appropriate for 8 years and older. Brian has been leading interpretive walks for the San Diego Natural History Museum and other groups for 15 years.

Please e-mail your interest in either walk to bswanson@sempra.com. To better enjoy our outdoor experience, no pets allowed on these walks.

WISH LIST: Volunteers to a) chair the Neighborhood Watch Committee, b) organize an end-of-summer HOA picnic, and c) develop or assist on HOA website.

Ideas for articles? Talent for writing? Ready to volunteer? Please contact Brian Swanson (619) 699-5115 days (best), (760) 739-5451 evenings, or Hidden Trails property manager, Julie Menas (619) 276-5169, jmenas@menas.com.