

# HIDDEN TRAILS COMMUNITY ASSOCIATION

## MAY 2006 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; Rick Woods, Karen Burns, Angel Martinez, David Milne, Ellie Montalvo.

**Property Manager:** Alex Soares (asoares@menas.com), Kyle Remp, Menas Realty (760) 942-2667 or (858) 270-7870. Please visit web site [www.menas.com](http://www.menas.com) for information on who to contact for billing or repairs.

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

**ANNUAL MEETING.** The next scheduled meeting of the Association will be held at 6:30PM Wed. June 7th, at the East Valley Community Center (one block west of Vons, in the library building). Meet the Association's new property manager, Alex Soares, our attorney, and some of the Menas team who help keep our community running smoothly. Come meet your neighbors and Association leaders, or to volunteer and get involved.

**NOTICE:** One item on the agenda for the annual meeting will be discussion and voting by Board on revising the fine policy. A small number of people seem to be regularly violating Rules & Regulations or other governing documents. One homeowner, for instance, has received multiple Notices of Violation for things such as RV parking, trash cans, and poorly maintained landscaping, and yet the problems persist.

Board is proposing to increase the fines for violations, and to make ongoing violations subject to ongoing fines which, if imposed by the Board after a Fine Hearing where the homeowner has an opportunity to appear, will repeat each partial or full month until the violation has been verified as corrected. We are thinking of habitual (leave trash cans out repeatedly, or who do not remedy violations upon receipt of Notices of Violations). It is hoped that a strong, easy to enforce fine policy will help bring those several homeowners who have been non-responsive to HOA Rules and Regulations and other governing documents, into compliance.

**Design Review Committee (DRC).** Your DRC meets monthly on the first Tuesday of the month to review plans and discuss community design matters. Contact any member if you'd like to attend this meeting.

Homeowners, please include all signatures, sketches and details when you submit your application to the committee. This will save you time in receiving approval.

**Homeowner Pride:** Most of us are doing an outstanding job of maintaining our properties. There are a few people, though, who just don't get it. Recently I noted two cars with flat tires,

and another car that hadn't moved for months, all on the same six-home cul de sac. This cul de sac had a house for sale. Imagine what an impression this gives to prospective buyers.

If you have a vehicle that you don't use, there are many charities who would love to have it. Homeowners are required to maintain their property. This includes watering and fertilizing our yards, removing weeds and dead landscaping, and trimming groundcover or plants as needed. A number of home-owner maintained slopes in our community have large bare spots. This looks bad and lowers property values. Purchase a flat or two of the same groundcover and beautify your slope. Your neighbors will really appreciate it.

**“Volunteer” plants.** How many of us would let a stranger decide where to paint trees in our yards? An increasing number of volunteer palms and tamarisk trees are popping up in homeowners' yards. The wind and birds are planting them, so if you see a tree sprouting in your yard, and you didn't plant it, give it a yank.

**New property manager:** Kyle, our manager of the past two years, will soon leave Menas Realty, and is handing over management of our community to Alex Soares. The Board looks forward to working with Alex in helping to keep our community beautiful and running smoothly.

**Rattlesnakes** are now active. All rattlers have stubby tails, and at least one “button”. They have a diamond pattern on their backs, and come in a variety of colors...dark, pink, grey. They are looking for tasty mice and rats to eat. Be sure not to step on them, or pick them up with your hands. They are active days and, during the summer, at night too. If you have a snake encounter, call Brian and he'll come by to assist. Or, the Fire Dept. will respond and kill rattlesnakes.

**FIREWORKS:** It is reported that a group of homeowners near the crest of Hidden Trails Rd. have banded together to produce a fireworks display in the middle of the street the past two Fourth of July. Considering the high fire hazard in our community, and the fire which caused evacuations two years ago, this must be a joke. If you see fireworks activity please call the fire department or police department.

Neighborhood Watch: Homeowners in the Meadows started a program last year, and word has it that homeowners on Willow Tree will soon be starting a Neighborhood Watch. This is after a number of petty crimes and car break-ins.

**Lights Out?** If your house address light is burned out, please attend to it promptly. Little things all add up, and we want to keep our neighborhood looking great. And, at night, without the address light, emergency services would have a hard time finding your home. Minutes can be critical during emergencies (medical emergency, car burglaries, etc.).

Lyon Homes typically tied the doorbell to the house address light, causing the transformer to fail prematurely. If your doorbell has stopped working at the same time the address light went out, you might contact Lyon Homes for a repair. This seems to be mostly a Groves problem.

**Wish list:** 1) Neighborhood Watch chair; 2) Volunteers for limited projects.

**Ideas for articles? Talent for writing? Ready to volunteer? Please contact any Board member.**