

# **HIDDEN TRAILS HOMEOWNERS ASSOCIATION**

**APRIL 2007**

**ANNUAL MEETING:** 6PM June 6<sup>th</sup> East Valley Community Center (just west of Vons, it's the adjunct library). Our attorney, property manager and landscape supervisor will be present. The semi-annual Board election will be held. IF you can't attend, please mail your Ballot as soon as you receive it.

## **BOARD ELECTIONS:**

**VOLUNTEER!!** Your community needs you! Each of us has a responsibility to be informed about and to participate in our Association. Coming to the meetings, and/or volunteering in some capacity, as your time and talent allow, benefits each of us, and our community as a whole.

There are three positions on the Board of Directors open for election at our annual meeting to be held June 6<sup>th</sup>. Homeowners in good standing, with good people skills and real estate or management skills are encouraged to apply. It's early, but so far there are NO candidates. The time commitment is about 2 – 4 hours a week (president), or less than an hour a week for the other Board positions. This time is mostly in e-mails and phone calls, with occasional Board meetings. For an organized person with access to email this is not difficult at all.

IF we were not to have candidates for the Board, then the Association will consider delegating more responsibilities to the property manager, which will increase their fee (and your DUES).

**VOTE!!!** After receiving a letter or email of intent to run for the Board, accompanied by a resume or work and experience history, ballots will be mailed out in May. The election will be at the annual meeting June 6<sup>th</sup>, and the new Board will immediately take office. Mail in your ballot ASAP because if we don't have a quorum, we will PAY the property manager to send more ballots and schedule another election.

**RULES & REGULATIONS:** It is the Board's responsibility to review and revise these from time to time. Revised Rules & Regulations will be considered and voted on by the Board at the May 2<sup>nd</sup> meeting. One of the biggest proposed changes is to require that all rear lots must be landscaped within 180 days. This change is proposed because a number of highly visible lots have not been landscaped, and it is felt that they are unsightly and lower the property values of our community.

**Rattlesnakes:** With warming weather the snakes are coming out of hibernation and looking for rats and mice to eat. If you find one, don't get too close. They only bite when they feel threatened. Call me in the evening or on the weekend and I'll move it for you (Brian Swanson (760) 739-5451).