

HIDDEN TRAILS

MAY 2007

ASSOCIATION UPDATE

News for the owners and residents of HIDDEN TRAILS Homeowners Association.

ANNUAL MEETING

The annual meeting will be held at 6:30PM Wed. June 6th, at the East Valley Community Center (one block west of Vons, in the library building). Meet the Association's property manager, Fabiana Lansner, our attorney, and some of the Menas team who help keeps our community running smoothly. Come meet your neighbors and Association.

There are three positions on the Board of Directors open for election at our annual meeting to be held June 6th. 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.



SAFETY COMES FIRST: When living in a beautiful community we sometimes forget to take certain safety precaution. It is important to take a minute and check the battery of your fire alarms every six months. This simple task can save lives in an emergency.

HOME IMPROVEMENTS: If you are planning on doing architectural improvements to your home, you **first need to submit an Architectural Improvement application.**

To obtain an Architectural Request form, please contact your community manager at (858) 270-7870, ext. 34. Remember, your project is NOT approved until you have received written approval from the Board.

MANAGEMENT INFORMATION:

The Board of Directors and Menas Realty are anxious to improve the communication between homeowners and the Property Management Company. Please feel free to offer any comments, suggestions or complaints in writing to Fabiana Lansner, your Community Manager at Menas Realty by emailing her at flansner@menas.com, by mailing or faxing a letter to Menas Realty, Fax No. (858) 270-9780.

In addition, we would like to recommend utilizing one of the following to further assist your particular needs.

AFTER HOURS EMERGENCY

If you have an after hours emergency please call our **24 hour Emergency Number:**
(619) 744-9883.

BILLING QUESTIONS If you have a billing question you may email Michelle Wood in Accounts Receivable: mwood@menas.com or call her at (760) 942-2667 or (858) 270-7870 ext. 12.

For General Account Information please visit our website at

www.menas.com

DID YOU KNOW... You can access your personal account via the website? Just go to www.menas.com, click Client Services, then click on "click here" to obtain your personal access code (for your privacy and protection).

Maintenance Issues: Please feel free to contact Michelle Wilhelms at (760) 942-2667 or (858) 270-7870, ext. 27 or Melina at ext. 28 for any "common area" maintenance items.

Legal/Documents: Contact Jo Whiles for any questions regarding escrow, collections, and documents at (760) 942-2667, ext. 21.

