

# HIDDEN TRAILS HOMEOWNERS ASSOCIATION

## JULY 2007 NEWSLETTER

**HOA Officers (\*all are volunteers):** President: Brian D. Swanson (760) 739-5451; Vice-President: John Lindsay; Secretary/Treasurer: Jane Albo. *New Board was elected in June.*

**Design Review Committee:** Co-Chairs: Marcus Harrel & Darryl Turner; Rick Wood, adjunct members: Karen Burns, Angel Martinez, Ellie Montalvo.

**Property Manager:** Fabiana Lansner ([flansner@menas.com](mailto:flansner@menas.com)), 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:** 911; non-emergency = (760) 839-4722.

**Escondido Fire Department** (Fires, fireworks, kills rattlesnakes in yard): 911; non-emergency = 839-5400

**Henry Avocado** (grove issues like avocado theft, sprinklers, dumping): 745-6632

**City of Escondido, Public Works** (graffiti, Ryan Park, streetlight issues): 839-4668

**Valley High School** (kids in neighborhood during school hours, etc.): 291-3275

**East Valley Community Center:** 2245 East Valley Parkway, 839-4382

**Broken sprinklers in HOA landscaping:** Menas Realty (760) 942-2667

**HOA Board Election:** Congratulations to homeowner Jane Albo and returning officers John Lindsay and Brian Swanson, who were all elected at the annual (June) meeting. Thank you to all of those homeowners who took the time to fill out and mail in their ballots, or came down to the meeting. A packed room of homeowners met our Association attorney, the new Design Review Committee co-chairs Marcus Harrel and Darryl Turner, Menas Realty property managers Fabiana Lansner and Heidi Brock, and the landscaping managers. Good company and home-made chocolate cookies were enjoyed by all.

**A big thank you** to homeowners Norm Ross, Jim McNair and Bob Dunbar who stepped up to the plate and put their names on the ballot. The Association appreciates and needs their commitment to active involvement on behalf of their neighbors, and will try to find a way to harness their talents.

**GE Dishwasher Recall:** Many of our homes have General Electric appliances. It was recently brought to my attention that a number of GE dishwashers have been recalled. The affected appliances were manufactured between Sept. 1997 and December 2001. Go to [www.geappliances.com/products/recall/dw07](http://www.geappliances.com/products/recall/dw07) for additional information.

**Next Board meeting:** The new Board will meet at the East Valley Community Center Wed 7PM July 11<sup>th</sup>. All homeowners are welcome to attend. Advance planning: Please calendar September 5<sup>th</sup> for a future Board meeting.

**Design Review News:** If you have completed your approved improvements, please submit a Notice of Completion so that the DRC can review your improvements, sign you off and get your deposit back to you.

**Conditional Approvals:** When a homeowner has submitted an application, and received a conditional approval from the DRC, then the improvements are approved provided that the homeowner follows the conditions outlined by the DRC. Otherwise the improvement is unapproved, subject to HOA enforcement.

**Updated:** [Rules & Regulations](#) and [Architectural & Design Guidelines](#) were distributed to all homeowners in May. Please familiarize yourself with these governing documents, and share copies with your tenants. Homeowners are responsible for their guests and tenants compliance with our rules. A number of residents may not read English, but nevertheless everyone has a responsibility to understand and follow Hidden Trails rules.

**Dog/cat owners:** Homeowners are responsible for controlling their pets, and for cleaning up after their pets. A number of dog owners are allowing their pets to poop on our trails and HOA maintained landscaping. This is inconsiderate, a violation of HOA rules, and a violation of Escondido law. Please clean up after your pets. Please do not allow your dog to bark such as to disturb the community.

**Snake season:** Snakes help control mice, rats and gophers. They are very beneficial. The only poisonous snakes in San Diego county are the rattle snakes, which have one or more buttons on their tails.. They bite when threatened, so do no touch. Call Brian evenings or weekends, or the Fire Department any time, for removal. Brian will safely release it miles away; the fire department will kill the snake.

**Birds:** Did you know that San Diego County has more species of birds than any other county in the United States? Our diverse geography, from beaches to mountains and deserts, presents a varied habitat for these colorful and beneficial creatures.