



SEPTEMBER 2013 NEWSLETTER

The next Board of Directors meeting will be held on 6:30 p.m. on September 23, 2013 at 2245 E. Valley Parkway (E. Valley Parkway Community Center)



Please come join us.

HOMEOWNER ASSESSMENTS

Homeowner payments should be mailed to the following address as indicated on the coupon books:

HIDDEN ESTATES HOA
P.O. BOX 51277
LOS ANGELES, CA 90051-5577

If your payments are not being mailed to this address please update the mailing address accordingly. To accurately credit your account your payment must include your account number. Your account number is listed your coupons.

Tired of writing a monthly check or paying late fees? Sign up for ACH. Payments are withdrawn from your account on the 10th of each month. A form is enclosed for your convenience.

MONTHLY INSPECTIONS

Thank you to all of the Residents that have responded to the recent walk-through letters that were mailed out.

The Board of Directors greatly appreciates all of the Homeowners that have cooperated in adjusting their sprinkler heads, increasing watering time, reseeding the front yards and/or just cleaning up the landscaping. Your hard work is being noticed.

These are some of the other issues that are being noticed throughout the Association:

- 1) Garage doors are in need of being cleaned and/or painted. Some of the 10 year old coloring has faded or is becoming blotchy. Please look at your garage door. Does it need to be repainted? Cleaned?
- 2) Some yards still need some love and attention. Be sure to rake up the leaves, and weed the yard and planters on a regular basis. Mulch adds a clean and fresh appearance to plants and embankments and it keeps the moisture in the ground for the plants.
- 3) Front yard fences are in need of being repainted (or stained – in the same color) or replaced. It is important to look at your front fences. Are they faded? Paint washed off because of water from sprinklers? It is important to keep your fences in a presentable manner. Want to add color or change the current color? Be sure to remit a DRC request for Architectural Change. These forms can be obtained by going on line to Hidden Trails HOA web site (<http://www.hiddentrailshoa.com/>) or by contacting the account manager at 760-745-5861 or via email at: debbybaker@sbcglobal.net.

CLEAN UP AFTER YOUR PET

There have been many reports of Pet Owners NOT cleaning up after their pet. It is your responsibility as a pet owner to clean up any feces. This includes (not is not limited to) your front or back yard, other resident's yards, and the common area.

This is a sanitary issue for Homeowners and Landscapers.

Be considerate and clean up after your pet.

HIDDEN TRAILS COMMUNITY ASSOCIATION

The next meeting of the Board of Directors will be on
Monday, September 23, 2013

The time of the meeting will be 6:30 p.m. at the E. Valley Parkway Community
Center located at:

2245 East Valley Parkway Escondido, CA 92027

AGENDA

1. Call meeting to order and establish a quorum.
2. A representative from Benchmark Landscape will be attending the meeting to discuss planting questions with the Board of Directors.
3. Public Discussion
4. Approval of August 26, 2013 meeting minutes.
5. Approval of August financial statements.
6. Correspondence
7. Continuing Business:
 - 6.1 Benchmark Landscape replanting project along Hidden Trails Road
8. New Business
 - 8.1 Boot Camp for Boards
 - 8.2 Review and discuss closing of alternate bank accounts.
 - 8.3 Review and discuss Homeowner request to waive late fees.
 - 8.4 Lien Approvals.
9. Executive Session
 - 9.1 Delinquent Members
 - 9.2 Member discipline
10. Schedule next Board of Directors meeting date: October 28, 2013.
11. Adjourn

**AUTHORIZATION AGREEMENT FOR
PREAUTHORIZED PAYMENTS**

CUSTOMER: If required, photocopy for your records.



Management Company Name: CALIFORNIA COMMUNITY MANAGEMENT

Association Name: _____

Unit Address: _____

Homeowner Unit Number: _____ (ACCOUNT NUMBER)

I/We authorize the above Association to charge my/our checking account at the financial institution indicated on my/our voided check for the payment of my/our monthly association assessment on or about the 8th of each month.

I/We understand that these assessments may change periodically, and that such changes will be provided to Union Bank of California by the above named Association.

(folt)

(folt)

STAPLE VOIDED CHECK HERE

**PLEASE ATTACH A VOIDED CHECK (WITH PREPRINTED NAME AND ADDRESS) FROM
THE CHECKING ACCOUNT THAT WILL BE CHARGED.**

**UNION BANK OF CALIFORNIA MUST RECEIVE THIS FORM BY THE 10TH DAY OF THE MONTH FOR THE
AUTOMATIC CHARGE TO BE IN EFFECT FOR THE FOLLOWING MONTH.**

**UNION BANK OF CALIFORNIA WILL BE PERFORMING THE ORIGATION OF THESE CHARGES ON BEHALF
OF THE ASSOCIATION.**

You will receive confirmation of start date via U.S. Mail. If you have any questions, you may call Union Bank of California at 1-800-836-5184.

Please mail this authorization to: **UNION BANK OF CALIFORNIA
HOA REMITTANCE PROCESSING-MP, 4-30A-812
2001 SATURN STREET
MONTEREY PARK CA 91755**

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I/We represent and warrant to Union Bank of California, N.A. that the undersigned are all signers required to transact business on said deposit account and understand that electronic transactions on said account will be governed by the terms of my/our deposit account terms and disclosure. Union Bank of California, N.A. must receive written notification of my/our termination by the 10th day of the month in order to act upon such notification by the following month's payment.

First Name on Account (please print)

x

Signature

Date

Second Name on Account (if applicable)

x

Signature

Date