



JANUARY 2014 NEWSLETTER

The next Board of Directors meeting will be held January 22, 2014, 6:30p at the Community Center located at 2245 E. Valley Parkway.



HOMEOWNER ASSESSMENTS

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

HIDDEN TRAILS 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, which is listed on 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 Payments are withdrawn from your account on the 10th of each month. Contact management for further information

DELINQUENCY



At the closing of November 30, 2013 the Hidden Trails Association was owed \$52,959.45 in delinquent dues. Due to this, the Board of Directors has no choice but to become very proactive in collecting dues, including the filing of liens and foreclosures. If you are delinquent, please contact California Community Management to schedule a payment plan.

VIOLATIONS

Thank you to all of the Residents that have responded and addressed the issues in the recent walk-through letters that were mailed out!!! Your hard work is being noticed.

The Board of Directors would like to bring to your attention the following violations as there are many homeowners who have not complied with violation letters previously sent. Per the CC&R's, Section 4.6.1, "Each owner shall maintain, at his sole expense, all of his Lot, and the Residence and all other improvements on the Owner's Lot, including landscaping and any fence or wall constructed on the Lot along the Lot line, in a clean, sanitary and attractive condition."

- 1) Garage doors and wooden trim 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 and wooden trim. (Do not change paint color without written approval).
- 2) Front yard fences are in need of being repainted, re-stained or replaced. It is important to look at your front fences. Are they faded? Has the paint washed off because of water from sprinklers? It is important to keep your fences in a presentable manner.



PET ETIQUETTE

- 1) We have received complaints regarding residents who allow their dogs to bark incessantly which is creating a disturbance to the other residents. Please be considerate of your neighbors.
- 2) 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 is inconsiderate, unsightly and unsanitary. Please be considerate and pick up after your pets this includes but is not limited to your front or back yard, other resident's yards, and the common area.

*Please refer to CC&R's section 2.6 regarding Animal Regulations

CALIFORNIA COMMUNITY MANAGEMENT

Community Manager: Jennifer Figgers, jenniferfiggers@gmail.com
Bookkeeper: Sara Wooten, ccmbook@sbcglobal.net
Office Location: 222 E. 5th Ave., Escondido, CA 92025
Office Hours: Monday-Friday 9:00 am – 4:30pm