

# CAUTION

It was brought to the Board's attention that six (6) coyotes had a resident's dog cornered in the backyard. The owners threw rocks at the coyotes in order to save their dog. The coyotes did not seem frightened by the residents or the rocks. On another occasion a bobcat jumped a resident's fence and tried to attack their dog.

Please be on alert!!! Please keep an eye on your pets and do not leave them unattended. If you have any sightings of coyotes or bobcats anywhere around your property call the sheriff's department.

## VIOLATIONS GARAGE DOORS & WOODEN TRIM

The Board of Directors would like to send a big **THANK YOU** to all of the residents that have responded and addressed the various issues in the recent walk-through letters that have been mailed out. Your hard work is **APPRECIATED**, thank you for doing your part in keeping Hidden Trails HOA a beautiful community to live in.

At the last property inspection we noticed a lot of garage doors and wooden trim are in need of cleaning and/or painting. Some of ten (10) year old coloring has faded or is becoming blotchy. The Board would like to encourage all of you to take five (5) minutes to look at your garage doors and wooden trim. (As a reminder, you cannot change the paint color without first obtaining approval from the DRC.)

## DELINQUENCY

As a reminder, the Board of Directors has become very proactive in collecting delinquent dues, this includes filing of liens and foreclosures. If you are a delinquent, please contact California Community Management to discuss your account and schedule a payment plan.

As of July 31, 2014 Hidden Trails is owed **\$39,629.95** in delinquent dues over (90) days past due.

## 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.