

HIDDEN TRAILS HOA NEWSLETTER

December 11, 2018

Q: Who to report common area leaks to?

California Community Management (760)745-5861, after hour emergencies /holidays same number and dial 8.

General Information:

<http://www.hiddentrailshoa.com>

Minutes can be found on the website under "Events"

HOA Officers

Email:
board@hiddentrailshoa.com



CONTACT HIDDEN TRAILS HOA

California Community Management
222 E. 5th Ave. Escondido, CA 92025
(760) 745-5861

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HOA PORTAL

We are excited to announce that the Hidden Trails web portal is now operational. Owners are encouraged to login and explore the wealth of online services, including news and announcements, an online resource center for accessing important association documents and forms, look up account information, make a payment and check payment history, update personal contact information, sign up for email correspondence and much more.

Access to the website is restricted to members of Hidden Trails HOA. At the end of November a letter was mailed to each resident with their personal login. ***If you did not receive the letter please call California Community Management at (760) 745-5861 or email info@cacomangement.com to have your login information resent.***

In addition to the current website, we will now have a site that can be used at any time for news & announcements. The governing documents will still be accessible & as an added feature, every homeowner will be able to review his/her unique file to check on payments, violations, DRC applications.

WATER QUALITY

We were warned by a new homeowner that something was amiss with Escondido's water supply. A little investigation revealed that the H2O Division was doing annual pipe maintenance which required that water be sourced from a different lake. The folks at the Utility Dept. reported that the work has been completed so the offensive water should be cleared from all pipes by now. If you notice malodorous water coming from your faucets, please report it to the City Utility Dept. at 760 839-4668 #9.

ARCHITECTURAL CHANGES

As a reminder exterior changes must be submitted to the DRC prior to installation or modification. Failure to submit the required application will result in a violation notice and/or fine hearing before the Board. It is important to understand that architectural approval is not limited to major alterations such as adding a room or deck to a house, but also includes such items as changes in paint color, landscape modifications, fences, patio covers, pool/spa, solar panels, etc.

Be sure to remit a DRC request for architectural changes. These forms can be obtained by going online to Hidden Trails HOA web site or by contacting the Community Manager at 760-745-5861 or via email at: jennifer@cacomangement.com

HOA Maintenance Responsibility

Back in August, while discussing the DG Trail in the newsletter, we referred to the East Grove Specific Plan (EGSP) as the document which outlines a vision for our neighborhood. Apart from the DG Trail, the EGSP lists maintenance responsibilities which our association was required by city government to shoulder. Since our neighborhood was carved out of existing agricultural land, water runoff was a concern for the city. During construction, 7 water retention basins were identified adjacent to HT, that mitigate the effects of water runoff from our individual properties and the paved roads that we all use. From time to time, these retention basins need to be cleared of undesirable & “volunteer” vegetation. The BOD made rounds with our Park West representative shortly after the Santa Ana winds swept through, so each of the 3 basins we inspected, had an alarming amount of dry brush & dead branches lying about. In addition, we noticed invasive tamarisk, fountain grass and one very tall, mature Mexican Fan Palm! Devising a schedule for the removal of debris from the basins to lessen our wildfire risk and to restore the condition of the sites will be discussed at the December HOA meeting.

Two other landscape maintenance issues that were addressed during our rounds were 1) an area of soil erosion under the monument on Meadow Creek Lane. It is unclear if the erosion (noticed by an alert HT resident) was due to animal activity or to irrigation but the ground there will be fortified. 2) Irrigation & plant restoration on the Ridgemont Circle slope. The good news for Ridgemont is that a plan for plant restoration was finalized. The good news for the HOA is that Rain Bird has offered us a generous discount on the first phase of irrigation equipment needed to abate the water runoff problem on the sidewalk. Hooray!!

HAPPY HOLIDAYS

California Community Management wishes you happiness this holiday season and throughout the coming year. This season, may you be blessed with laughter, peace, and love!.

