

# HIDDEN TRAILS HOA NEWSLETTER

September 2022 Edition



## YOUR VOLUNTEER BOARD OF DIRECTORS:

- President: Charlotte Kutilek
- Vice President: Mary Markov-Lytch
- Secretary/Treasurer: Amber Thornton

[board@hiddentrailshoa.com](mailto:board@hiddentrailshoa.com)

## NEED HELP? CONTACT YOUR MANAGEMENT TEAM

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

Manager: Jennifer Figgers  
[jennifer@cacomangement.com](mailto:jennifer@cacomangement.com)  
Bookkeeper: Sara Knowles  
[sara@cacomangement.com](mailto:sara@cacomangement.com)

## LETTER FROM THE BOARD

At the July 27th HOA meeting, during the Owner Forum, a question regarding a potential fire hazard was posed by one homeowner ostensibly on behalf of another homeowner. The Board, in good faith, gave the homeowner in attendance the answer to the question. Two days later, the management company received an angry email from the homeowner who had asked his neighbor to bring the question to the meeting, stating that he had been insulted by one of the Board!!! We can assure the association members that the question was answered honestly and without rancor and we were horrified that ridicule or scorn was even suggested in the verbal report the homeowner received from his neighbor.

This lamentable incident has caused the Board to reevaluate how the Owner Forum will be handled in the future. First, we request that **if a member has a comment or question and is unable to bring it to the meeting him/herself, that the member email the comment to the management company prior to the meeting so it can be read aloud and answered for the sake of those in attendance. Then, an email reply will be sent to the member personally.** Second, in order to avoid the Board being further slandered, if we determine that we are not able to trust the veracity of a member, we will only answer that member's questions in writing. In this way, we will have proof of what was actually communicated.

BTW, if anyone notices a potential fire hazard that is not in any of our common areas, a report can be sent to Code Enforcement on the city's website and/or on the Escondido Fire Dept website.

Homeowner Resources:

- **Fire Code Enforcement:** <https://www.escondido.org/report-it>  
(used by the City and Fire Department)

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## PLANNING EXTERIOR RENOVATIONS?

Did you know that most exterior changes to your property require the review and approval of the HOA before you begin work?

Did you know that CA courts have forced homeowners to remove or make very expensive modifications to exterior work done without HOA approval?

Don't risk it! Get approval before you begin any exterior project that will be visible to your neighbors or the common areas.

**Submit your application and plans to: [drc@hiddentrailshoa.com](mailto:drc@hiddentrailshoa.com)**

## BE IN THE KNOW

How can the average Hidden Trails homeowner be in the know about what's going on in your HOA?

- **Stop by a bulletin board.** Recently, three new bulletin boards were installed in the common areas throughout the community. Stop by regularly and take a peek at the notices posted. **Starting on October 1, 2022, agendas and other HOA notices will be posted at these bulletin boards instead of mailed to all members.** This helps save trees and save the HOA money. You can find the bulletin boards at the following locations:

- At the monument on Hidden Trails Road just downhill from Meadow Side Place (towards Ryan Park)
- On the 500 block of Hidden Trails Road 70 feet south of the driveway into Reed Reservoir
- Alongside the mailboxes on Hidden Estates Lane, just pass the turn off of Reed Road

- **Opt in to email communications.** Also starting October 1, 2022 newsletters and other optional association communications will no longer be mailed. Again, this is to reduce paper waste and printing and mailing costs for the HOA. **Make sure to opt in to email communications before October 1st so you don't miss out!** Email [jennifer@cacomanagement.com](mailto:jennifer@cacomanagement.com) for instructions on how to opt-in.

## FALL MAINTENANCE SUGGESTIONS

It's fall ya'll! Did you know that fall is a great time to take care of these home maintenance items?

- Rain gutter and downspout cleaning and maintenance
- Inspect and replace damaged weatherstripping and caulking around doors and windows
- Roof inspection and maintenance (this can often be bundled together with gutter cleaning)
- Heater/furnance inspection and maintenance
- Fire safety check - extinguishers, brush management check up, etc.