



Hidden Trails Community Association, Inc.

2021 Annual Meeting Pre-Submitted Questions

**Submitted questions have been summarized to accommodate relative submissions. Answers provided in blue.*

Common Areas/Community Standards

1. Are cars allowed to be parked on either side of the street going the wrong direction? It appears this is happening throughout the community at all hours but mainly overnight. **This is not allowed. Enforcement by the HOA is limited due to the time of day without proof of the occurrence. Streets are public and therefore vehicle traffic/parking violations can be reported to law enforcement.**
2. Are boats and other large recreational vehicles allowed to be parked in the driveway and stored (covered) for significant periods of time? **Per the Hidden Trails Development Area Declaration, Article 2.15 states, "No mobile homes, travel trailers or recreational vehicles may be parked or placed on any street, right of way, Lot or used as a residence, either temporary or permanent, at any time. However, such vehicles may be parked temporarily for a period not to exceed seventy-two (72) consecutive hours during each two (2) month period." The Association urges residents to contact the management office with dates to avoid a community standards notice. Repeat offenses can result in fines being imposed on the property.**
3. Do driveways need to be kept clean and free of oil or other stains? There are driveways that need to be power washed and properly cleaned. **Yes, per the Hidden Trails Development Area Declaration, Article 2.9 states, "The Owners of each Lot will jointly and severally have the duty and responsibility, at their sole cost and expense, to keep their Lot and all Improvements thereon in good condition and repair and in a well-maintained, safe, clean and attractive condition at all times."**
4. There are front yards that are in dire need of proper maintenance, weed, etc. These homes are currently occupied. **The Association is addressing these issues as best we can with the resources we have.**
5. Does the management company regularly inspect the community to observe violations and if so, how is it completed and when does it occur, weekly, monthly, etc? **Yes, the established schedule is monthly. However, to accommodate the amount of homes (700) and challenges with distribution of manpower for operations, drives are conducted bi-weekly or as needed for follow ups or responding to resident complaints.**
6. Have questions about our landscaping contract and the appearance of our subdivision. **Our landscaping contract has been renewed to include a new service map outlining the areas that the Association maintains and how frequent, along with a dedicated pre and post emergent care specialist. This will be made available on the community website by the beginning of 2022.**

7. Is the HOA actively enforcing rules, things like trailers on the street and garbage cans? If not, what is the process? [Yes. Residents are encouraged to send photos with addresses to the management office to inquire about specific homes. In some instances, violations such as recreational vehicles and trailers being stored on the street happens after-hours.](#)
8. My concern is the growth of the grass in the pond, if left untreated it will grow out of control and we will no longer have a pond. What are your future plans regarding this? [The grass has been treated in August and again in October with a chemical that does not harm the fish and turtles as long as it is applied in small doses. We will continue to monitor this with the guidance and assistance of our Lake/Pond Maintenance team.](#)
9. The common-area landscaping and park area are wonderful assets for the community. However, landscape-related costs have the highest rate of growth in the major segments of the budget. Please provide some insight to what is driving the increases (e.g., rates, increased acreage, increased maintenance requirements, etc.). Should we expect similar increases as build-out continues? [As the community grows and newer phases in development are completed \(2nd pool amenity, additional green space, median, and 6 additional subdivision entrances, and the entrance/exit at Smithson Valley\), ownership of the common area landscape in those newer phases transfers from Land Development to the Association to maintain. The maintenance expense will likely increase through the build-out phase.](#)
10. Weeds growing up through the joints in the concrete make our neighborhood look terrible. I would guess there was some type of flaw in the construction because I have never seen this before...especially in a fairly new neighborhood. Who can go in and clean out the weeds and seal the concrete to prevent future pop-ups? [This will be a dual effort on the part of our landscapers and land development to remedy.](#)
11. Spraying for mosquitos would be great! [The Association will take this into consideration for 2022.](#)

Miscellaneous/Administrative

12. Do we have to register in order to vote? While the Association is under Declarant control, residents do not vote on any policies or resolutions for the Association. [For the 2021 Annual Meeting, there is no business requiring a decision. Once the community reaches a point of electing a resident to the board, an election will take place and residents will be able to vote.](#)
13. Looking to become part of the board I moved here from IL. I was a director of Leasing and Property Management and I believe I can bring a lot of help and insight to the community. Can you let me know how to become part of the board? Thanks. [The Association is currently under Declarant control. This means that the Developer appoints members to serve on the board of directors until](#)

build-out is complete. At the time of 70% build-out, the Association will hold elections and invite candidates to apply for the board. This will take place in approximately 2-3 years.

14. Why are the HOA dues going up instead of either staying the same or going down since there is a significant influx of new residents? Why were they raised a \$100. Isn't that more than 10%. That is allowed by Texas law, if so we are supposed to vote on it. Assessments will likely increase over time until build-out is complete. Each year, the board looks at the build-out budget to evaluate anticipated expenses for the following year and the amount of the Developer's financial contribution. As the community gets closer to build-out, the Developer's contribution will become less and less and the members will need to be self-sufficient financially. While under Declarant control, residents are not required to vote on the budget per Texas Property Code.
15. What is the breakdown of the admin salaries? CCMC is the management company for the Association and provides staff to your community. CCMC does not disclose individual employee salary rates.
16. What is the plan for supervision/security at the pool(s) next season? We need a plan that's effective, but affordable. The board is taking this into consideration and will announce the plan prior to the pool season in 2022.
17. Can we expect the end-of-season pool closure to now be at the beginning of October instead of September? We will look at the pool closure season on a case by case basis annually. Originally, the plan was to close the pool at the end of October. However, the change in weather coupled with the need for pool monitors at this stage in the community has a large impact on timing which in turn effects costs. Contract dates are usually pre-determined which can also affect the duration of pool operations.
18. Any statistics on pool use available, based on card key use? One idea: # of days different families accessed pool during season. 1-3 times 4-6 times 7 or more times. If data exists but needs a volunteer to compile/reduce it, I'm willing to volunteer. There is currently no statistics for pool use available at this time. We are exploring a new system for accountability purposes as well as usage reports.
19. What percentage of our HOA dues goes toward funding the social events such as the Lu'au, Pumpkins on Pikes, Jazz Brunch, etc? Lifestyle Social Events account for 14% of the Administrative Budget Expenses. This means of the \$307 paid per household annually towards administrative costs, approx. \$43 per household per year is for Lifestyle Social Events. This equates to less than \$12 per house, per quarter.

Declarant Board/Developer

20. Will Lennar slurry coat the streets at their expense once the area has been fully built. Large construction equipment is driving over areas that have already been built out and the weight of the trucks will damage the streets. The HOA should not be financially responsible for the slurry coat. All roads within Hidden Trails are subject to Comal County maintenance. The HOA is not responsible for any maintenance of the road.
21. I have noticed that there are many water meter covers/boxes (blue) throughout the community that are not properly buried and sit above the front lawn grade. These water meter containers should be flush with the lawn not visible from the street. You should only see the cover to access the meter. Any questions about final grade of home sites need to be directed to the homebuilder.
22. Lennar should provide weekly street sweeping service for the entire community to clean all of the dirt and debris as a result of the continued construction. Lennar should incur this expense. Lennar will not sweep the entire community weekly. If there are areas of concern the Lennar team can investigate area and address is accordingly.
23. Most importantly and a great safety concern, the intersection of Stahl Road and Mustang Vista should be have four-way "STOP SIGNS." I have witnessed a few near misses. It's just a matter time when there will be a serious injury accident as a result of not having all four corners stop at the same time. These streets were designed and constructed per the County guidelines including stop signs. Any modification to such will have to be petitioned to the County.
24. What's the expected date for Mustang Vista to open up to Smithson Valley Road? When this does happen, what is the process to petition the county for stop lights? The increase in traffic is kind of daunting to think about, especially considering that there are elementary school bus stops along Mustang Vista. The Mustang Vista connection to Smithson Valley Road is expect to be complete late fall of 2022. Any question about traffic lights would have to be direct to Comal County's Road department.

Questions related to Pool 2

- a. What is the status of the second pool being built and where will it be located? Will there be another Amenity center or playground or just a pool? Can this be shown on a map & shared with residents on our hidden trails site? Will it be enclosed so that it can be open year round? Construction of the second Amenity has commenced and is expected to be open in late 2022 / early 2023. It will be a Junior Olympic style pool with Pavilion. Location of the amenity is just west of the Mustang Vista Bridge on the Northside of the Mustang Vista. It will not be enclosed.

- b. How many lap lanes will it have? Can we set up a site where we can register to use the lanes at specified times? Can we hire someone to make sure this pool facility is open year round? It would be beneficial to the residents who would like to swim laps daily in the morning or throughout the day for optimal exercise. Will it have separate shower areas & lockers for men & women so we can take showers after our swim? **Nine (9) junior Olympic length lanes. There will be shower areas for both men and women bathrooms. No lockers are planned at this time. Reservations will need to be considered by the board. No reservation process is established at this time.**
 - c. Can we hire someone to make sure this pool facility is open year round? It would be beneficial to the residents who would like to swim laps daily in the morning or throughout the day for optimal exercise. **The pool is not currently planned to be open year round.**
- 25. Nearly every home in Hidden Trails has at least one four legged resident, and they have no place to run free and get exercise. Are there any plans in the near future of setting aside an area for a fenced dog park for our fur babies to enjoy? It does not have to be huge, and would be an inexpensive improvement to our neighborhood that nearly every household could use. **No plans for a dog park for the community at this time.**
- 26. Are their plans for an early childhood playground? The parks are beautiful, but they are not made for early childhood kids. Can we add some early childhood swings? **This will be taken under consideration.**
- 27. Heard rumor that an elementary school is being built? Is this true. **No onsite elementary school is planned for Hidden Trails.**