

2024 ANNUAL MEETING QUESTIONS

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

Miscellaneous/Administrative

1. I agree with the late fees for past due payments but believe there should be at least a three-day grace period prior to being charged the fee. We have been told the board has pushed to have a zero-tolerance late fee for any payments after the first of the month. The Association has a Collection Policy in place for Hidden Trails members that outlines the processes for collecting assessments. There was previously a grace period allotted. However, the delinquency number continued to increase. Homeowners do have multiple options available to ensure on-time payments. Please refer to the assessment billing statements, or visit the community website at www.hiddentrailslife.com on the "HOA Bill" tab.
2. What can the HOA do to help get more police and sheriff presence to enforce speed limits around the neighborhood? The Association has and will continue to request police presence in the community. As county tax-payers, property owners are encouraged to contact the local sheriff's office and the County Roads Department for assistance. Speed studies have been conducted over the past 3 years to implement additional signs to help deter this behavior.
3. Has there been any discussion to adding a fenced in off-leash dog park somewhere within the neighborhood? There are a lot of "green" spaces that could be potentially used. It may help with off-leash dog issues as well as a location to bring community together. Is this a possibility for the neighborhood? A dog park has been requested early in the development of the community. The development is now complete and no future amenities are planned. This may be an item to bring to the new board once the Declarant has handed the Association over to the residents.
4. We have issues with dogs doing their "business" in our driveway, where our cars park and in our yard. The individuals walking their pets do not make any effort to pick up behind their pets. Article 2.8 of the Development Area Declaration, "Animals – Household Pets" addresses this behavior as not permitted by the Association. All pet waste will be removed and appropriately disposed of by the owner of the pet. Hidden Trails can enforce this with proof (video or photos) of the occurrence and disclosure of

who the animal belongs to. The Association does include reminders in the newsletter for the purposes of education and as a deterrent.

5. Will the HOA fees keep increasing? It is likely for 2025 but it is not definitive until the 2025 Operating Budget is approved by the board. Perhaps not every year assessments will increase, but there is no guarantee either way until the financial obligations of the Association are assessed each year. Is the increase in HOA fees related to new projects? It could be, in part. This community is unique in that in addition to the anticipated needs of the community as it ages, there are promissory notes that include the costs of the amenities themselves (amenity center, pools, parks, sports court, etc.) as well as for the subsidy provided by the Developer during the development period that will be due back to the Developer.
6. How many years does the HOA have to be paying the Lennar loan? How much is the loan, and what is it costing the homeowners per person per month from our HOA dues? There are a total of nine loans. They range from 10 years to 30 years. Not all loan payments are currently due. Payments for two of the nine loans totaling \$36,508 are being made for 2024. That equates to approximately \$2.23 per household per month. There will be payments due on four of the nine loans for 2025. The 2025 Budget has not been approved as of 11/21/24 in order to provide a monthly breakdown for next year. The details of the loans, including payments and schedules, are available on the community website at www.hiddentrailslife.com under RESIDENTS>FINANCIALS.

Common Areas/Amenities/Community Standards

7. What is the rule of dogs not on leashes? We have neighbors that have their dogs outside the front yard with no leash, and there were two people that walked their German shepherds with no leashes. Article 2.8 of the Development Area Declaration, "Animals – Household Pets" addresses this behavior as not permitted by the Association. Animals must be confined to a leash when not within enclosed areas such as the residential home or fenced-in yard. Animals also are not permitted to run at large. Hidden Trails can enforce this with proof (video or photos) of the occurrence and disclosure of who the animal belongs to. Residents are also urged to report the occurrence to Animal Services for assistance.
8. I am curious to know the actual land owned by Lennar within and around the neighborhood. The land located within the property lines of ownership would be owned by the Association with the exception of any lots/common areas that are under

warranty with Lennar Land. There is a map located in the Amenity Center office that provides the property lines and acreage. Would it be possible to create more trails throughout the wooded areas around the neighborhood? The development is now complete and no future amenities are planned. If it is not something that can be funded by the HOA, are residents allowed to create trails in these areas. More small walking trails or trails kids could bike on with shade and away from cars would be a great addition to the neighborhood. Unfortunately, members are not allowed to modify common areas. This is property of the Association which means there is a liability and a responsibility to maintain these areas by the Association. You might consider requesting this as a project for the board when the Association becomes resident-ran.

9. I was informed by someone in the office that there might be future plans to create trails in the eastern section of our community. Could you provide any updates on this? The latest update regarding future amenities or modifications is that the development is now complete and no future amenities are planned.
10. Can the HOA commit to stepping up efforts in securing and enforcing resident-only access to the amenities center, especially after office hours, and specifically addressing the use of the park by non-residents (e.g., Johnson Ranch residents) and youth sports organizations recruiting local teams to host tournaments and weekly practices at Hidden Trails Park? There is no way to prevent people from visiting the park or any amenity that does not have controlled access. For the past two years, the board has looked into obtaining foot patrols for after-hours attention but has been unsuccessful in creating a partnership with a company that could provide what was needed. Per Comal County Sheriff's office, unless someone is causing damages or participating in illegal activities at the park, there is little that can be done. Also, keep in mind that there are people who own homes in both Hidden Trails and Johnson Ranch.
11. Can the HOA consider installing security cameras and working with the board and residents on a comprehensive plan to add a secured fence/gate around the amenities? Adding a gate is not only an expensive project, but brings along with it ownership of the streets and sidewalks contained within the fence. It was not part of the initial design and there are currently no plans to add any major improvements to the community. The board is currently reviewing bids for additional security cameras.
12. Why is parking on the street not being addressed and/or enforced? This is an increasingly common occurrence in many communities and is a challenge for the Association to enforce without proof (video or photos) of the occurrence and disclosure

of who the vehicle belongs to because the streets are public. The Association does not have the means to run license plates to determine ownership of vehicles which adds to the challenges of addressing parking. We will continue to enforce parking-related violations (expired tags, inoperable vehicles, commercial vehicles, recreational vehicles, etc.) to the best of our ability as they are observed or reported. Occasionally, we include neighborhood reminders about parking courtesies in our newsletter.

13. The need for additional animal waste stations placed in housing area. The plan is to add more stations to the newer phases at the beginning of next year. If there are specific areas you would like to be considered, please contact our office via email to htadmin@ccmcnet.com.
14. What will be done about the SW side of the park where the grass is dying? Would this be erosion near the fishing pond bank? Or the open green space area behind the park play area and hammocks along the trail? If you could send a photo or reference point to htadmin@ccmcnet.com we will be able to provide a better response and solution.
15. Are there any plans to add additional amenities particularly near pool 2? (e.g. dog park) The development is now complete and no future amenities are planned.
16. Can the areas where motorized vehicles are not allowed be fenced off? Ex. Green belt behind Untrodden Way. We have added signage and posted reminders in the newsletter regarding these areas being off-limits and trespassing. We cannot fence off areas because easements cannot be blocked and must be accessible for utilities, landscaping, etc.
17. I recommend adding a screen in the yoga room that can be wirelessly accessed to be able to put a yoga class (or whatever class) on. Thank you for this feedback. There was a smart TV placed in the yoga room a couple of years ago. However, it was vandalized and beyond repair. We will look into adding a new one for 2025 once other measures are in place.
18. Why do we have restrictions on when we can decorate our house for Christmas or other holidays/events? The main goal of the Association is to maintain property values. Uniformity plays a big part in achieving that goal.

19. Speed bumps before Bluewood Vista at the end of Hidden Trails where it meets up w/ SV road. As soon as people turn into the Hidden Trails neighborhood off of SV road, they increase speed again to 40mph. Need a set of speed bumps to slow traffic down entering the neighborhood. We have to cross the street to walk our dogs since we have no sidewalk on our side of the street. Crossing the street with cars entering the neighborhood at high speeds is unsettling. I worry for children safety when crossing the street as well. [You bring up a valid point. Unfortunately, a request for speed bumps has been made before, and the board was not in favor of that due to the damage it has done to vehicles and the speed bumps themselves. Comal County Roads Department representatives have echoed this same viewpoint. Since the streets are public and not owned by the Association, it would be something the County Roads Department would have to implement.](#)
20. Most sections of the HT community connect to miles of sidewalks which are something we really enjoy about this community. Are there plans to connect the newer section off Stahl Road (and Begonia Springs) to the sidewalk trail system either through sidewalks on Stahl Road or through a connection to the trail system nearby the neighborhood? There is nearby access at the intersection of Begonia Springs and Jacaranda way but its currently a muddy trail. [There is consideration for the newer phases to connect to the existing trails, but no certainty or plans are available to share at this time.](#)

Declarant Board/Developer

21. Will the residents of Hidden Trails meet the board members in person? [That is a possibility, but there is no guarantee.](#)
22. What are the plans to complete the paved path behind the drainage area behind Untrodden Way? It connects to nothing and it is inaccessible except by walking through grass, yet the association does pay for grass maintenance in that area. The two (the path and grass) are not in the same category. [Initially, at the beginning of development, there were plans for the pathway to connect through the subdivision as a means of access to the other trails but was discontinued due to the proximity to the detention pond and the tower. The common/native area still needs to be monitored there.](#)

23. I am concerned about a decorative brick wall that is missing in the area near my home, located by the east Hidden Trails entrance at Mustang Vista and Smithson Valley Road. All homes on Mustang Vista have this wall, except for those in our section. The absence of this wall is especially surprising and very noticeable, given that this is one of the main entrances to our community, making our section appear less complete. Is there an update or any plans to add this wall? [This area was done specifically by design on the part of Lennar Land so there would be more exposure to the green spaces in the Summit subdivision and along the parkways.](#)
24. Why is the corner of Jasmine Spur and Black Walnut treated differently than any other corner in the entire community? The corner has never been landscaped and we are told when we ask that it is the developers to maintain. Honestly that's unacceptable. Every other corner has had sod or at least some grooming to allow grass to grow except this one. It takes away from the neighborhood and needs to be addressed. Also, the sidewalk does not extend to the corner, which is also unattractive. [Thank you for your feedback. This area is considered a native area and was not intended to have grass installed or seeded. There are other areas throughout the community with native lots. The sidewalk concern is part of the design for that area as well. Please provide photos that can be used for reference to improve the lot in question and the sidewalk. Send them via email to htadmin@ccmcnet.com.](#)
25. When will residents take over HOA? [The governing documents are silent in addressing a particular percentage of homeowners for transition. Therefore, at 10 years, one resident must be added to the board. When the Declarant transitions out of the community entirely is at their discretion.](#)
26. What is the percentage of rental properties? [Approximately 22% of properties are rentals.](#)