

ONLINE
EDITION



THE ROUND UP

Where the HHCA News Gets Penned

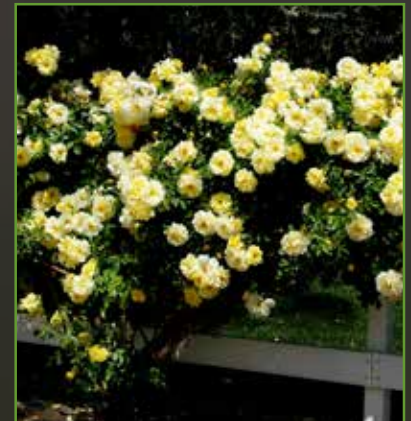
Volume 27, Issue 9 | September 2020

THE ROUND UP

**Volume 27, Issue 9
August 2020**

IMPORTANT DATES

- 9/1 Theater Committee Meeting | 10:00am
- 9/1 Farmer's Market | 3:00pm to 7:00pm
- 9/3 Food Truck | 4:00pm to 7:00pm
- 9/4 Landscape Committee Meeting | 8:45am
- 9/7 Labor Day **Office Closed**
- 9/7 Food Truck | 11:00am to 2:00pm
- 9/8 Parks & Recs. Committee Meeting | 1:30am
- 9/8 Farmers Market | 3:00pm to 7:00pm
- 9/9 ESC Committee Meeting | 6:30pm
- 9/10 Food truck | 4:00pm to 7:00pm
- 9/14 Food Truck | 11:00am to 2:00pm
- 9/14 Gate Committee Meeting | 6:30pm
- 9/15 Farmer's market | 3:00pm to 7:00pm
- 9/15 Board of Director's' Executive Meeting | 5:30pm
- 9/15 Board of Director's Meeting | 6:30pm
- 9/17 Food Truck | 4:00pm to 7:00pm
- 9/21 Food Truck | 11:00am to 2:00pm
- 9/22 Farmer's Market | 3:00pm to 7:00pm
- 9/24 Food truck | 4:00pm to 7:00pm
- 9/28 Food truck | 11:00am to 2:00pm
- 9/29 Farmer's Market | 3:00pm to 7:00pm



Thank you to Hidden Hills residents Andrea Ashley and Lilian Darling Holt for their photography and photos throughout this edition of 'The Round Up'.

WE NEED YOUR HELP

California law requires Associations to send out certain information via US Mail unless members have consented to receive them via email.

Having the ability to disseminate documents via email would save the Association a great deal of staff time, copying expense and postage, which translates to reduced HHCA budgets! And we have the annual budget reports and reserve study to send out next month, so we urge you to provide your consent to receive these documents via email.

If you have any questions, please contact Shannon@hiddenhills.org. If not, please either print the Consent form, fill it out and send it in, or just email us indicating your consent. We appreciate your help!

HIDDEN HILLS COMMUNITY ASSOCIATION

MEMBER CONSENT FOR RECEIPT OF DOCUMENTS BY ELECTRONIC TRANSMISSION

I declare that I am an owner and/or trustee of the trust that owns the property listed below ("the Property"). I consent to receive all Hidden Hills Community Association ("HHCA") documents, notices and disclosures permitted or required by law or the HHCA governing documents by electronic delivery to the designated e-mail address below, and waive my right to other means of individual notice or delivery pursuant to Civil Code §4040. I understand and agree that to the extent HHCA is only required to provide general delivery or notice pursuant to Civil Code §4045, HHCA may, but is not required to, provide electronic delivery. I agree to promptly HHCA in writing of any changes in my e-mail address. I understand that my consent to receive notice by electronic transmission can be revoked by me at any time by notifying HHCA management in writing.

In the event more than one person on title, I declare that I have the full authority to bind all owners of the Property by signing this Consent Form, and that I am authorized to receive HHCA documents on behalf of the other owner(s) listed on the title. I will advise and forward to the other owners all correspondence I receive from HHCA pursuant to this Consent.

I understand that HHCA will send its documents, notices and disclosures to the email(s) listed below and not any other e-mail address that it may have on record associated with the Property.

By signing below, I acknowledge and agree that I have read and understand the terms in this Consent form.

.....
Property Owner/Trustee Listed on Title: _____

Property Address(es): _____

Phone: _____

E-mail Address: _____

Secondary E-Mail Address (optional): _____

Name: _____

Signature: _____

Date: _____

PLEASE CHECK YOUR MAILING ADDRESS!

We will be mailing out ballots and assessment invoices in the next few weeks and need to make sure we have your correct mailing address. If you have a non-Hidden Hills mailing address, please LOG IN to your dwellingLIVE account, click on MY ACCOUNT, scroll down, and make sure the "ALTERNATE ADDRESS" box is checked and the correct address is reflected. **Any errors or changes should be reported to the office ASAP. We really appreciate your efforts to help us maintain accurate records!**

PLEASE PICK UP YOUR DOG POOP!

Given the stay at home order, there are many more people walking their dogs. As a result there is much more dog waste on both the parkways and trails. Please may we remind residents to always pick up after their dogs. This is especially important now as the rain season comes to an end and it begins to get warmer. **Thank you in advance for your co-operation.**

PLEASE NOTIFY THE ASSOCIATION OF ISSUES IN THE COMMUNITY

The Board would like to urge all residents to contact the Association office to report violations of the Governing Documents (i.e., filming, Private Security Officers not following rules, etc.). Staff cannot investigate possible rule infractions if they are not notified. In addition to the phone call or email, photos are very helpful.

We do take action on each and every issue reported to us! Thank you!

PLEASE REPORT WORKER HARASSMENT

Several female residents recently reported unwelcome verbal comments and attention from workers on construction sites. The Board takes this issue very seriously, as does the City. If you or anyone you know is experiencing uncomfortable looks, comments, cat-calling, etc., from anyone in the community, please contact both the Association office and the City's manager. Action will be taken with the contractor to stop the bad behavior. This topic has been added to the list of expectations that are discussed with owners and contractors at the required pre-construction meeting that occurs before the start of every new project.

NEIGHBORS

All of us want to keep our Hidden Hills SAFE for our families and their horses and other animals. Especially while we're all here 24/7 minding our "stay-at-home" orders, for safety, please take note of this:

There have been many reports of danger risks because of forbidden bicycle, scooter and motorized vehicle-riders on our trails. As noted by well-posted signs, our trails are exclusively for the use of pedestrians and equestrians.

PLEASE, as is documented in our HH Rules and Regulations (Section 3.2), share with your families and particularly your children this pertinent part of our Rules:

"Operating any motorized vehicle, including but not limited to motorcycles, automobiles, trucks, go-karts, go-peds, golf carts, gas-powered scooters, on the bridle trails is . . . strictly prohibited unless expressly permitted by the Association . . . Riding a bicycle on any bridle trail is prohibited in all instances."

Thank You for your anticipated cooperation. Be safe.

ANNUAL MEETING DATE CHANGED TO DECEMBER 15, 2020

Recent changes in California law set out a new procedure for the election of Directors.

Members wishing to run for the Board or nominate another Member to run must fill out a Candidacy Form, attached this Round Up.

This form is also being snail-mailed (required by law) to all Members by the Inspector of Elections, Correct Elect, LLP. It must be returned to Correct Elect at the address on the form no later than September 24, 2020.

The Candidate List and general notice of the meeting will be mailed out by mid-October, with ballots going out by November 13, 2020.

Finally, the Annual Meeting and election of directors will be held December 15, 2020 at 6:30 p.m.

The meeting will be held via Zoom.

There are 4 vacancies this year, with 6 Members already declaring their intention to run.

We will most likely be scheduling a Zoom Candidate's Night – more information about that will be forthcoming.

If you have any questions about the election or the process, please contact the Inspector of Elections at correctelecthoa@gmail.com.



Notice is hereby given that the Annual Election of the Members of The Hidden Hills Community Association will be held on December 15, 2020 at 6:30pm. The meeting will be held via Zoom video conference due to Covid-19 group gathering restrictions.

This form is provided for owners who wish to run for the Board of Directors. You may nominate yourself. If you nominate someone else, please make sure they are willing to serve as we will be verifying that he/she wishes to have his/her name placed on the ballot. **Candidate must be an owner of record.** Depending upon the number of responses, we may or may not include a copy of this form, but will provide a synopsis, as an enclosure with the Secret Ballot and return envelope. The Candidate Nomination Form may include a statement (below or attached) by the candidate, not to exceed 500 words. The Association may not edit or redact any content from these communications but may include a statement specifying that the candidate or Member, and not the Association, is responsible for that content.

Candidate Full Name: _____

Candidate On Site Address: _____

Candidate Statement:

(Please be sure to email your statement or attach in NON-PDF Word format to: correctelecthoa@gmail.com. The Inspector of Election can then simply "Copy and Paste" in order to eliminate any errors.)

Goals for the HOA:

(Please be sure to email your statement or attach in NON-PDF Word format to: correctelecthoa@gmail.com. The Inspector of Election can then simply "Copy and Paste" in order to eliminate any errors.)

Confirmation of Self Nomination or Acceptance of Third Party Nomination:

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct:

Signature of Nominee

Phone number of Nominee

This form must be received by Correct Elect by mail or electronic mail correctelecthoa@gmail.com no later than **September 25 , 2020.**



HIDDEN HILLS COMMUNITY ASSOCIATION

EQUESTRIAN SERVICES TIP OF THE MONTH

SUMMER EQUESTRIAN TIPS

FANS

Did you know that the No. 1 cause of barn fires in the summer is inexpensive box fans that are designed for indoor use? Because the motors in these fans are not sealed, dust and dirt can get inside, making them overheat and ultimately cause a fire. If you have fans in your barn, ensure that they are designed for outdoor use and that the motors are sealed.

WATER

Place water troughs in the shade. When they are in the sun, they may heat up causing horses to refuse to drink, which can potentially cause colic. Adding electrolytes to daily supplements can also encourage horses to drink and stay well hydrated in the heat.

SHELTER

Make sure that horses have a shady place to stand, especially during the middle of the day.

FLIES

Flies are rampant in the summer. There are several things you can do to help. Notably, keep your barn clean, and pick up manure several times per day and place it in covered containers. Use fly repellents and sheets as needed, and also consider supplements that are designed to make your horses undesirable to flies



BOARD IS REVISING THE GOVERNING DOCUMENTS

The Board reported in the June meeting that it is in the process of revising the community's Governing Documents, and it welcomes input from residents about provisions they believe are in need of change. Please email your suggestions to Shannon@hiddenhills.org.

NOTARY SERVICES RESUME

The HHCA staff will again be offering notary services to residents, by appointment only. The services will be provided using social distancing and single-use thumbprint stamps, and with all parties wearing masks. If you need a notary, please call the office to schedule an appointment.

IMPORTANT INFORMATION FOR RESIDENTS

GATE ACCESS FOR GUESTS

It has been brought to the associations attention that some guests are being denied access at the gates.

Just as a reminder that it is important that your guests use the property address and not the last name of the resident to gain access to the community.

As there are many residents with similar last names with different spellings, this creates confusion when the guest is denied access under a misspelled last name.



GRANDCHILDREN HAVE OUTGROWN... SO...NO LONGER NEED

Oeuf White/Walnut Mini Library PD \$678

59w x 42h x 14d

Slightly "Grandparent Visits" Used.....MAKE OFFERS

Deborah Diamond 818.884.5790

NEEDED

We are looking for a responsible, Covid safe, sitter for a very active 7 year old girl. We live in Hidden Hills, and would want a person willing to come to our home to swim, jump on Trampoline, play games, outdoor fun. Having a drivers license is a plus, but not mandatory.

Want someone who can work up to 3 times a week , 4-5 hours per day.

Please Contact Hilary at 818-304-4569 or Hilaryw3@gmail.com

DISTANCE LEARNING TUTORING

Professional tutor. Specializing in writing (I am a writing specialist), reading comprehension, language arts, science, social studies, Common Core math (through 5th grade), organizational skills, homework help and much more. One-on-one personal attention via Zoom or FaceTime. Once restrictions are lifted I can meet in your home, Calabasas Library or Barnes & Noble. I have over 16 years of private tutoring experience and can provide you with many excellent references. Academic success is my goal. MA Education, BA Child Development, also degreed in Early Childhood Education.

Please contact Maureen @ 818 915-4567 or email meblm@aol.com



WHEELCHAIRS FOR SALE

Tired of pushing a heavy wheel chair - or bulky walker? Great sale on three like new drive mobility pieces.

Wheelchairs are great for tracking shots for young filmmakers.

Red nitro walker, Red wheel chair.

βGreat price.

Call Bonnie Palef 310-948 8788

'CAUSE WE
DON'T STOP

OUTDOOR
WORKOUTS

RepEFX

MORE INFO?
PHONE: 818 917 2515
debi@spellbound-body.com

TUESDAY THURSDAY AND SATURDAY 8AM
WEDNESDAY AT 9AM

DEAR HIDDEN HILLS FRIENDS:
Maintaining your health and wellness is my top priority.
That is why we are having our workouts offsite and
outdoors. We are following the social distancing
guidelines and have a limited capacity.
Extra classes can be added!

Please reach out for availability.

ALL MY BEST
DEB SPELLMAN

NEW Association WEBSITE!

We are very excited to announce the launch of our newly designed website.

Need to know the date of a committee meeting so you can sit-in and learn about your community?

Yearning to get the email address for one of your wonderful board members?

Looking to read the Minutes from the last Board meeting?

YOU CAN FIND IT ALL & MORE
on www.hiddenhills.org



If you were registered on the old site but haven't yet registered on the new site, enter your username and click "forgot password." The office will confirm your residency status and email you a link, which will enable you to log on and create a new password. As always, call us if you have any problems! Please take a look, get familiar with the new sections + be sure not to miss the RESIDENT portal.

We will be updating the site WEEKLY! ~ Information *will* be current.

Spread the word and get into the habit of going to your new site as the first place you look for answers + information.

RELAX, REJUVENATE, AND RE-ALIGN WITH YOGA!

Experiencing the Covid blues? Feeling anxious? Your quarantine family driving you nuts?

Come reset, unwind, and take some time for yourself with a distance yoga class!

Offering individual and group classes via Zoom. Also open to practicing yoga with you outdoors, at least 6 feet away of course.

About me: 200-hour yoga teacher training certified with experience in India, Belize and Los Angeles.

Contact Megan for more information [818-857-9494](tel:818-857-9494)
Meganelizabethsweeney@gmail.com



SUMMER DISTANCE TUTORING

Professional tutor. Specializing in writing (I am a writing specialist), reading comprehension, language arts, science, social studies, Common Core math (through 5th grade), organizational skills, homework help and much more. Review previous grade or challenge your child to the next grade level.

One-on-one personal attention via Zoom or FaceTime. Once restrictions are lifted I can meet in your home, Calabasas Library or Barnes & Noble. I have over 16 years of private tutoring experience and can provide you with many excellent references. Academic success is my goal. MA Education, BA Child Development, also degreed in Early Childhood Education.

Please contact Maureen@ [818 915-4567](tel:818-915-4567) or email meblm@aol.com.

HORSE EXERCISER/ THERAPEUTIC TRAINER

There's nothing better than a horse who's in shape and behaves well! I'm Rachel and I'd love to help your favorite equine get back to optimum. I have a foundation in dressage, jumping and western pleasure. I was trained in Europe with an emphasis in Natural Horsemanship. My gentle demeanor, combined with a firm but loving approach, will keep your horse happy, sound and responsive. I'm honest, flexible, and I enjoy collaborating with my clients. Many references are happy to recommend me, and I offer new clients a complimentary session in order to get to know you and your horse.

\$35 per session (60+ minutes) 661-309-5217

HORSE BOARDING

Hidden Hills resident looking for an established barn with one extra stall. To retire our daughter's champion show jumper. She is beautiful, well-mannered and very easy to work around. She can still be ridden on the trails, but needs turnout space too.

Please contact Karen @ karenfunnyfarm@yahoo.com or (818)642-5739.



SAFETY NOTICE

FIRE SEASON IS UPON US

PREPARE

- Make friends with multiple people who have a trailer and are willing/able to haul out your animals in a fire. During an emergency, not everyone may be available, so make sure you have a backup. Our ESC has a list of professional haulers if you need to make preparedness arrangements ahead of time.
- If you're going out of town, assign one or two neighbors to be responsible to get your horses to safety if there is a fire while you are gone.
- Make sure your horse has proper identification and keep it handy. Consider a microchip and I.D. tags on a halter.

PRACTICE, PRACTICE, PRACTICE!

- Make sure your animals have been trained to load easily. Practice loading and trailering during non-emergency situations. Every minute counts during an emergency, so make sure your horses don't hesitate to load up. If your horse can't load, the horse will be left behind.

LEAVE EARLY

- Leave when there is an evacuation warning or voluntary evacuation notice. Do not wait until a mandatory evacuation to consider leaving, because at that point there may be limited access into our City and it may be too late.
- If you don't have a trailer ride, we will direct any available trailers to three locations in Hidden Hills. Of course, this depends upon availability during an emergency situation, so do not count on this as your primary plan of evacuation.

LOCATIONS

- Spring Valley Arena
- Saddle Creek Arena
- Community Center

LAST RESORT IS SHELTER IN PLACE

- Both the Spring Valley Arena and Saddle Creek Arena have large areas where you can bring your animal to shelter in place. This is a last resort. But you must be prepared with tie-ups and feed and water; and a responsible person in charge. Remember, however, that smoke inhalation can be just as dangerous as the flames themselves. This option truly is a **LAST RESORT**.

COVID-19 Antibody Testing with Select Blood Donations.

Blood Drive

Hidden Hills Community

Monday October 26

11 AM - 4 PM

**URGENT NEED
FOR BLOOD**

Due to the effects
of COVID-19

Hidden Hills Community Center

24549 Long Valley Drive, Hidden Hills, CA 91302

Appointments are Highly Encouraged

To schedule an appointment go online at **www.ucedonor.com**

Click **Blood Drives** and enter **HH** in Zip Code or Account Code box

Eligible Donors will receive a ***Promotional Item***

Please bring
photo ID

Remember to eat well and increase your fluid intake a couple of days before and the day of your donation.

To schedule your lifesaving blood donation visit us at www.uclahealth.org/gotblood or call (310) 825-0888 x2

FLYING NEIGHBORS

RAPTORS OF HIDDEN HILLS

Many of you have seen some of these flying birds of prey circling the hills around your house or in an owl's case heard the screams late at night. These are the flying raptors that police our skies eating an abundance of rats, mice, squirrels and sometimes other birds. They nest in some of the older mature sycamores and oaks in our neighborhood. They have been known to steal and eat small chickens from your backyard if they are free range. I put up reflective strips and other useful deterrents to help protect my flock. They have a very important role in terms of pest control in our neighborhood so in this issue of the Round Up we will explore some facts about these beautiful creatures.

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COMMON BARN OWL

Description: The Barn Owl is a medium-sized raptor, a nocturnal bird of prey like other owls. Raptors have strong grasping talons for killing prey, and a hooked upper beak for tearing meat. The Barn Owl has a white heart-shaped face and white chest with small brown spots. The back is tawny, marked with black and white spots. Barn Owls have a long wingspan and are silent in flight. The male and female display similar plumage, but females are larger, darker, and more spotted than males. They are 32-40 cm (13-16 in) tall, which is smaller than the size of a Red-tailed Hawk. The wingspan is 100-125 cm (39-49 in) - about the arm span of a child.

Call: Call is a drawn-out, hissing scream. Range / Habitat:

The Barn Owl is one of the most widely distributed birds in the world, found on all continents except Antarctica. The Barn Owl occupies a wide range of habitats and altitudes, including deserts, grasslands, forests, agricultural fields and urban areas.

This species is common in most habitats throughout the state. They are found around agricultural areas or basalt cliffs, as well as forest openings, wetlands, and other open spaces. In winter, they roost in dense conifers or barns.

Diet: Barn Owls eat small mammals, especially rodents. They also eat birds, reptiles, and insects.

Nesting: Barn Owls build nests in hollow trees, cliff cavities, in buildings, and nest boxes.

They do not build a true nest, but much of the debris around the nest, including pellets, is formed into a depression. The female lays 2-11 eggs (usually about 5), and incubates them for 29-34 days.

The young start to fly at about 60 days. They return to the nest site at night for a few weeks after their first flight.

Behavior: The Barn Owl has excellent low-light vision, and can easily find prey at night by sight. Its ability to locate prey by sound alone is the best of any animal that has ever been tested. Hunts at night, and can catch mice in complete darkness.





RED TAILED HAWK

Description: The Red-tailed Hawk is a medium-sized bird of prey known as a raptor. They have long, broad wings and short, wide tails with reddish brown color. Juveniles lack the red tail. These hawks are often seen perched near roadsides or soaring over open fields.

The Red-tailed Hawk displays sexual dimorphism in size, as females are about 25% heavier than males.

Call: Call a raspy, scraping, screamed “kree-eee-ar.” The raspy cry of the Red-tailed Hawk is used in movies to represent any eagle or hawk anywhere in the world.

Range / Habitat: The Red-tailed Hawk is one of the most widely distributed hawks in the Americas.

It breeds from central Alaska, the Yukon, and the Northwest Territories east to southern Quebec and the Maritime Provinces of Canada, and south to Florida, the West Indies, and Central America.

The Red-tailed Hawk occupies a wide range of habitats and altitudes, including deserts, grasslands, forests, agricultural fields and urban areas.

This species is common in most habitats throughout the state. Generally they are only absent from dense coastal rainforests, sub-alpine and alpine forests and parkland, dense inner cities, and permanent ice and snow.

Diet: Red-tailed Hawks eat small mammals, especially rodents and rabbits. They also eat birds, reptiles, fish and insects.

Nesting: Red-tailed Hawks build nests in tall trees, often the tallest tree in a cluster or on cliff ledges.

Towers, nest platforms, and buildings are also used for nesting. In California, the nest is usually in a hardwood tree, especially sycamores. Both male and female help build the nest, a collection of sticks lined with bark and other material.

Both adults help incubate the 2 to 3 eggs for 28 to 32 days. The female stays in the nest and broods the young for the first 30 to 35 days after they hatch. The male brings food to the female who feeds the young. After 42 to 46 days, the young leave the nest, but they can't fly for another 2 to 3 weeks.

Behavior: Red-tailed Hawks are well adapted for soaring and spend long periods riding thermals, searching for prey. It is frequently seen sitting on utility poles or snags where it watches for rodents in the grass along the roadside.



COOPER'S HAWK

Description: The Cooper's Hawk, is a crow sized accipiter very similar to the smaller, robin sized Sharp-shinned Hawk. The bird was named by Charles Bonaparte in 1828 after William Cooper, who collected the specimens that were used to describe the species.

The forward facing eyes of the Cooper's Hawk are yellow to deep red. They have good depth perception for hunting and catching prey while flying at high speeds.

This raptor has powerful feet with needle sharp talons for catching prey. The hooked bill is well adapted to tearing the flesh of its favorite prey such as chipmunks, squirrels and birds.

The Cooper's Hawk is from 14 to 21 inches long, with a wingspan of from 27 to 36 inches. The tail is long, rounded, and barred (see photo).

Females are up to one third larger than males, one of the largest sexual dimorphism size differences of any hawk.

Calls: The alarm call is a series of sharp “cak”s. Where they live: The Cooper's Hawk breeds across southern Canada southward to the southern United States and into central Mexico. Breeds in deciduous, mixed, and coniferous forests. Winters throughout the United States and Mexico.

In Washington, the Cooper's Hawk is uncommon throughout forested areas at low and middle elevations, preferring hardwood stands where available and also in northeastern

Washington and along the Blue Mountains, in riparian areas of coniferous landscapes. They can also be found in lowland areas throughout western Washington where large stands of hardwood trees exist. They are absent from high elevations due to lack of large hardwood trees.

What they eat: The Cooper's Hawk is a small raptor that captures its favorite prey including chipmunks, squirrels and other small mammals. It also feeds on various bird species

including starlings, flickers, robins and Mourning Doves.

Behavior: During hunting, the Cooper's Hawk approaches its prey stealthily, moving quietly through dense cover until it is close enough to overcome its target with a burst of speed. The secretive traits that allow the Cooper's Hawk to surprise its prey also make it difficult to observe by humans.

Most of Washington's Cooper's Hawks probably migrate to central and southern Mexico for the winter but are found year round in California.

Nesting: The male Cooper's Hawk builds a platform nest of sticks and twigs from 20 to 60 feet above ground level in cottonwoods or eucalyptus trees. Sometimes he is assisted by the female in building the nest. The nest is located in the main crotch or against the trunk of a live tree. Sometimes the nest is built on top of an old squirrel, crow, or hawk nest.

The female lays and incubates from 4 to 6 bluish white eggs, which hatch in about 5 weeks. During the incubation process, the male brings food to the female. After the eggs hatch, both parents tend the young who leave the nest after four to five weeks. Parents continue to provide food until the young become independent at about 8 weeks.



WESTERN SCREECH OWL

Description: The Western Screech-Owl is 7 - 10 inches in length and has a squatty look. It has yellow eyes and may have gray or brown feathers with faint dark streaks on its lower body. Their feathers, like other owls, are soft and fluffy looking. The western screech owl also has ear tufts similar to those of a Great Horned Owl. Because of this similarity, people often mistake screech owls for baby Great

Horned Owls. Great Horned Owls, however, do not leave the nest until they are full grown, so this mistake can be easily avoided.

Call: Series of short whistled hoots, more closely spaced at end of series.

Range/Habitat: The Western Screech-Owl found across the Western United States and Canada.

Screech-Owls can be found in a variety of different habitats

including deserts, all types of forests and wooded areas, shrublands, orchards, and suburbs. They are found more frequently at lower elevations. The Screech-Owls that live at high elevations in the Rocky Mountains are known to fly down into the warmer, more protected valleys during the winter.

Nesting: Western Screech-Owls usually build their nests in hollow trees or standing snags, often in a natural tree hole or an abandoned woodpecker hole. These nests are typically 6.5 - 20 feet up, but have been found as high as 50 feet above the ground. A female Screech-Owl will lay 3 or 4 eggs in the nest and will incubate them for about 26 days.

Diet: Like other owls, Screech-Owls hunt for food at night, but unlike most owls, they do nearly all of their hunting from the air rather than from a perch. When they locate their prey, they swoop down silently and carry it to a branch. Once there, the screech owl will tear the prey apart before eating it.

Screech owls are carnivores, eating rodents such as mice and shrews, birds, and other small animals.

They are also insectivores, eating a variety of insects. The diet of the screech owl varies based on the season, which determines what types of prey are available.

Behavior: The Western Screech-Owl is a master of disguise. When one of these small owls is frightened or threatened, it will stretch its body and tighten its feathers, causing it to look like a branch but all but the keenest of predators. This effective form of camouflage explains why these owls are not often seen by people.





GREAT HORNED OWL

Description: One of the most distinctive looking and least likely to be misidentified of all owls is the

Great Horned Owl. This is because of its large ear tufts, which give this owl a somewhat cat-like appearance. Some people even call the Great Horned Owl a "Cat Owl" because of its ears.

Calls: The call is a deep hooting "hoo-h'HOO--hoo-hoo." Young make a loud, raspy screech.

Range/Habitat: The Great Horned Owl is found all across the United States and Canada in large numbers. It is about 22 inches long, and has brown feathers with a white throat and light colored feathers inside its wings. Of course, as previously mentioned, it is most famous for its ear tufts or "horns."

Great Horned Owls can be found in a variety of habitats including cliff sides, deserts, forests and other wooded areas, and shrublands.

Nesting: They make their nests in hollow trees, in nests abandoned by or taken from other birds such as hawks and crows, and sometimes in tree cavities previously used by squirrels. Great Horned Owls may also nest in caves, stumps, rock ledges, barns, and other man-made structures. They usually will not use the same tree to nest in two years in a row.

A female owl will lay 2 or 3 eggs in the nest and will incubate them for 26 - 35 days, during which time the male will feed her. After the eggs hatch, both parents will feed the young, gathering an average of 300 grams of food per day. The young owls will leave the nest after about 4 - 5 weeks, and will fly well by about 9 weeks. The Great Horned Owl has a lifespan of at least 28 years in the wild. Great Horned Owls in Northern Canada will migrate south to the Northern United States or Southern Canada during the winter to avoid the harsh weather in the north and are found all over California.

Diet: Great Horned Owls spend most of their time hunting

for prey, waiting in branches and flying silently to the ground to catch their prey. They hunt during both day and night, but can see better at night than in the day. Great Horned Owls are carnivores, typically eating small mammals such as mice, rabbits, woodchucks, rats, squirrels, and even skunks. They will also sometimes eat other birds such as ducks and hawks.



BAT ALERT

Attached is an advisory for a bat with rabies that was recently found on Calle Serranona in Calabasas at a private residence.

It is very important for you all to know about bats and rabies in California and to know how to protect yourselves. Never pick up a bat or touch a bat with bare hands. We are especially concerned about: Bats inside houses (bats have tiny teeth and a sleeping person may not be woken up by a bat bite), children may not admit to parents that they have touched a bat, and dogs/cats may contract rabies from contact with bats that are on the ground.

This is a reminder to make sure your dogs and cats (even indoor cats) are bat that is inside of your house or acting abnormally/sick outside of your house, please call your local animal control (**Agoura shelter – 818-706-5898**) or **the Department of Public Health at 213-288-7060**.



Avoiding Unintentional Poisoning

NATIONAL PARK SERVICE

The use of anticoagulant rodenticide poison to control rodents in your yard, neighborhood and community can result in exposing your pets and local wildlife to this deadly poison. Regardless of who distributes the poison -- homeowners, professionals, or your HOA -- your pets and local wildlife are at risk of exposure.

Death from anticoagulant rodenticide poisoning takes longer than you might think. Rodents that consume anticoagulant poisons do not die immediately. The poison is designed to block the vitamin K cycle which is important in clotting the body's blood, often resulting in a slow death. It can take up to 10 days for the rodent to die by internal bleeding, if it is not eaten by another animal first. Rodents filled with toxic anticoagulant rodenticide poisons continue to move around in the environment and as they start to feel the effects of the poison they begin to move slower and become easy targets for your cat, dog and our native predators such as bobcats, hawks, owls, coyotes etc. Research has shown that anticoagulant poison moves up the food chain and eating a poisoned animal can lead to secondary poisoning of dogs, cats and many wild animals.

HOW ARE PETS AND WILDLIFE GETTING POISONED?

Unintentional Poisoning

Non-target species are poisoned through primary, secondary and tertiary poisoning.

Primary Poisoning of non-target animals may occur when a bird eats the pellets broadcasted on the landscape or pellets that fall out of the bait box. Domestic dogs have been poisoned when they eat bait from boxes or get into unsecured packaging in their homes.

Secondary Poisoning of non-target species occurs when

predatory animals eat poisoned animals, therefore ingesting the poisons secondarily. For example, a bobcat eats a poisoned gopher, exposing the bobcat to the poison, creating a secondary exposure to the poison. Your cat could be at risk too. If your cat ventures outside it will likely catch or try to catch a small mammal, if that mouse, rat, squirrel or rabbit has eating poison your cat is at risk of secondary poisoning.

Tertiary Poisoning of non-target species occurs when a predatory animal eats another predatory animal that has been secondarily poisoned. For example, a mountain lion eats a coyote with secondary poisoning that ate a poisoned squirrel.

Anticoagulants move through the food chain.

RESEARCH DISCOVERS RODENT POISONS MOVE UP THE FOOD CHAIN

Wildlife affected in our local Southern California neighborhoods:

Scientific research on local wildlife in the Santa Monica Mountains National Recreational Area and surrounding fragmented habitats has detected startling evidence on how many of our native carnivores are exposed to anticoagulant rodenticide poisons. This research has shown that secondary poisoning from anticoagulant rodenticides is a wide spread problem throughout our local landscape. Testing results from the 3 carnivore species (bobcats, coyotes and mountain lions) monitored in this study found that most of the animals in the study were exposed to anticoagulant rodenticides.

Results from tested bobcats, coyotes and mountain lions, and exposure to anticoagulant rodenticides during NPS study:

Bobcats - 92% of bobcats exposed to anticoagulant poisons.

Coyotes - 83% of coyotes were exposed to anticoagulants and it was the 2nd leading cause of death during study.

Mountain Lions - 94% of mountain lions were exposed to anticoagulant poisons, including a 3 month old kitten.





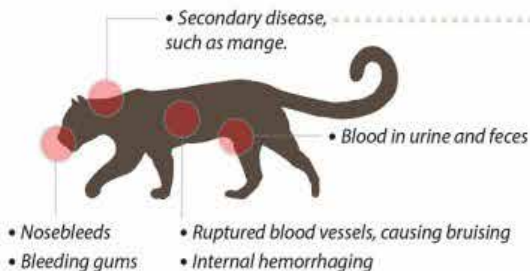
Lethal Dose: Rat Poison & Local Wildlife

Local residents may inadvertently be poisoning wildlife. National Park Service researchers have found a direct link between exposure to anticoagulant rodenticides, commonly known as rat poison, and the deaths of wildlife in and around the Santa Monica Mountains. How rodenticide works its way through the food chain:



How anticoagulant rodenticide kills

These compounds interrupt blood-clotting, which leads to uncontrolled bleeding and death. They may also suppress the animal's immune system, making it susceptible to other diseases. **Symptoms include:**



What is mange?

A microscopic mite that burrows into the skin and causes...

1. Extreme itchiness and skin lesions.
2. Fluid and nutrient loss through the skin.
3. Infection, starvation, hypothermia or other complications, eventually leading to death.



Check the label

Here are the most common anticoagulant compounds:

- Bromadiolone
- Brodifacoum

- Diphacinone
- Difethialone



SOURCES: Santa Monica Mountains National Recreation Area research, L.E.K. Serleys, UrbanCarnivores.com

CREDIT: National Park Service <http://1.usa.gov/1SuhsXv>

WILDLIFE UPDATE

July 12 11am - Coopers hawk fledgling was found on Long Valley with damage to wing and brought to the CWC for treatment

July 25 2pm - Red tailed hawk found on the trail behind the rec center cause seems to be secondary poisoning. No injuries could be identified on the bird.

BEE HIVE AWARENESS

Why care about bees?

Bees are important as indicators of environmental quality, are key in the continued existence of our wildlands, vital to sustainable pollination of crops, and serve as food that supports a diversity of other species. In addition, bees are critical to the health of natural, ornamental and agricultural landscapes.

Look for these bees and others in your outdoor spaces. They are all quite different from honey bees and each other.



Yellow-faced bumble bee, *Bombus vosnesenskii* (Apidae)

Bumble bees move relatively slowly among flowers and are easy to recognize by their hairy chunky forms and yellow bands on their backs and abdomens. This hard-working species is one of the most common and easy to identify from its bright yellow facial hair. Female bumble bees' hind legs widen to form pollen baskets often filled with bright colored, moistened pollen pellets.



Sweat bee, *Halictus* spp. (Halictidae)

This is a group of medium to small elongate bees so named because of a tendency to alight on the skin and lap up sweat for moisture and salt. They are dark bees with pale hair bands at the ends of the abdominal segments giving a striped appearance. They typically carry pollen on their hind legs, but sometimes carry it on the underside of their abdomen. Common in our area, they nest in soil in annual colonies.



Wool carder bee, *Anthidium manicatum* (Megachilidae)

Although this bee is a non-native European introduction, it is common and easy to identify by its aggressive behavior and unusual abdominal striping — look for bands of color that do not quite meet in the middle. Males often set up territories and body slam other insects that get too close. Many curious insect watchers know them by a more appropo common name— head bonkers. They collect hairs from plants to build their nests (hence the common name) and often forage on *Salvia* plant species.



Mining bees, *Andrena* spp. (Apidae)

Medium to tiny bees, their populations peak from March to May as this group is among the first to emerge from their soil nests in spring. Many have metallic coloring and are characterized by grooves (facial foveae) that run down the center of their faces and between their compound eyes. They carry pollen on the upper part of their back hind legs (bees have three pairs of legs) as well as on the back sides of the insect's mid-section (thorax).



Long-horned bee, *Melissodes* spp. (Apidae)

Medium to large body bees, this group gets their names from the long antennae of the males. Females of this species do not have long antennae. Males may be seen by day jostling for female attention above a patch of plants like blanket flower (*Gaillardia*). Look closely at the diligent females collecting pollen. Both the males and the female of this species have hairy legs, but only the females have scopae (branched hairs) for carrying pollen.



Leafcutter bee, *Megachile* spp. (Megachilidae)

These bees have triangular or heart-shaped abdomens, the underside of which is where their pollen carrying scopae are located. They are slow fliers with thick heads that hold muscles required for leaf cutting. They use the leaf material to partition their nests between eggs; most will nest in holes in wood.



Ultra green sweat bee, *Agapostemon texanum* (Halictidae)

A remarkably colored insect, the females of this species are all metallic green, while the males are green on the head and thorax with a striped abdomen that makes them relatively easy to identify.



Valley carpenter bee, *Xylocopa varipuncta* (Apidae)

Called carpenter bees because they carve nests out of decaying wood or untreated lumber, the females of this species are large, stout, shiny black bee and one of the most noticeable bees found in Valley gardens. They can be commonly observed “nectar robbing” at the base of flowers where they pierce the flower tube to steal nectar. Solitary and long-lived, the females burrow into soft or decaying wood or pithy stems. Males of this species are affectionately referred to as “teddy bear bees” due to their golden bodies and hairs—if you are brave you can try and hold one—they are strong but cannot sting!



Mason bee, *Osmia* (Megachilidae)

Called masons because they use mud to create walls between their egg chambers, this species ranges in size and come in different colors from metallic blue to green. All mason bees have round abdomens, heads and thoraces as compared to other types of bees which have more oval shaped configurations. They also carry their pollen on the underside of their abdomens instead of their hind legs. The female of the common blue orchard mason bee (*Osmia lignaria*) has horns on her lower face while males commonly have dense mustache-like white hairs on their faces. Most species nest in pre existing cavities in wood.



Digger bee, *Anthophora* spp. (Apidae)

Aptly named, these species dig their nests in bare soil, so to welcome digger bees to your garden, leave some uncovered dirt in your landscape! This type of bee belongs to a larger group of bees that are generalist foragers but prefer plants in both the mint and the daisy families. They range in size but you can differentiate females by the long hairs on their hind legs (scopae) for carrying pollen and males by their unique, opal-like eyes.

Bees in California are a very expensive commodity. We have tons of Almond trees and various fruit trees that they are desperately needed for to pollinate. Many farmers have to RENT Hives to help with pollinating due to not enough to do the job for the amount of production. Between the large size of today's farms and the severe population declines that our natural pollinators have suffered in recent decades, many farmers today must contract with beekeepers to truck in honeybees to ensure their crops are well pollinated. As a result, crop pollination by migratory beekeepers is the largest source of income within the beekeeping industry while adding between \$15 and \$20 billion in economic value to agriculture each year.

Hive rental fees typically range anywhere from a low of around \$45, to a high of \$200 per hive. Costs will vary based on the type of crop being pollinated, the number of hives needed, the distance that the beekeeper must travel, the price of fuel, and general honeybee availability.

Due to a hive being a potential source of income most bee collectors are more than happy to remove your hive.

Here are some local options for Green and Eco Friendly Hive removal:

Bee Green Natural Bee Removal

Serving: Los Angeles, Ventura, Riverside, Orange, & San Bernadino Counties
 Telephone: **(877) 675-6102**
 E-mail: info@BeeGreenRemoval.com

Bee Catchers, Inc.

17216 Saticoy St #206
 Van Nuys, CA 91406
Phone & Fax
 Toll Free: **866-544-0074**
 Local: **818-448-2149**
beecatchers@gmail.com



ROOSTER OF SPRING VALLEY

A Rooster escaped or was purposely set free.

He has been running wild for about 2 weeks and was finally caught on June 16th. He remains unclaimed.

THE BAN HAS JUST BEEN LIFTED FOR NEWCASTLES

Newcastle Disease is a highly contagious viral infection that affects many species of domestic and wild birds to varying degrees.

Domestic fowl, turkeys, pigeons and parrots are most susceptible while a mild form of the disease affects ducks, geese, pheasants, quail and guinea fowl. The disease can result in digestive, respiratory and/or nervous clinical signs, which range from a mild, almost inapparent respiratory disease to very severe depression, drop in egg production, increased respiration, profuse diarrhoea followed by collapse, or long-term nervous signs (such as twisted necks), if the birds survive. Severe forms of the disease are highly fatal.

Please don't set free or discard any unwanted roosters as that is how the Newcastle outbreak happened in So California that caused the almost 1 Year ban and prevented us from buying and selling chickens and over a 1.6 million chickens had to be euthanized due to the 1 rooster that was thrown over a fence in downtown LA.

If you need to re-home a rooster there is plenty of places here are some useful links

kindredspiritscarefarm.org

happyhen.org

henharbor.org

BRUSH CLEARANCE TIME

Its time to clear that dead brush before fire season.

Goats and Sheep are great for the job. Here are some of the differences to consider before renting a herd.

Goats will eat grass and ground-level weeds, but they prefer taller, woodier vegetation and will stand on their hind legs to strip foliage and bark from them, weakening and eventually killing the plants. Sheep will eat woody vegetation but prefer grass and weeds on the ground. Sheep are like lawnmowers, while goats are more like Bush Hogs (for the uninitiated, that's the brand name for a machine designed to clear heavy brush).

Why do goats work so well? Goats are natural browsers and not grazers, and they actually prefer to eat at those species eye level and then move down. Preferred species include – multiflora rose, honeysuckle, sumac, willow, mulberry, wild grape, autumn olive, gooseberry, chicory, red clover, ragweed, lambs quarter, sericea lespedeza, crown vetch, poison ivy/oak, spotted knapweed, pigweed, oak, walnut, agrimony and leafy spurge. Goats will also eat cedar, buck brush, hickory, ironweed, curly dock, pokeweed, buttercup, white clover, thistles, bur dock, queen anne's lace and garlic mustard.

A general rule of thumb is that ten goats will clear an acre in about one month. However stocking rates as high as 34 goats per acre have been reported. Complete brush eradication will take several years to accomplish, and you should make this clear to the owner.

Here are some local places to rent goats:

<https://rentagoat.com/>

<https://www.facebook.com/hireaherd/>

<https://www.californiagrazing.com/>

<http://goatsrock.com/index.html>

<https://www.805goats.com/>



CHICKENS AND HEAT

Things are heating up We all know the signs for your dogs or cats but here is some sign for your backyard flock.

While their feathers are beautiful, all that fluff is tough on our feathered fam. Unlike people, chickens don't have sweat glands nor do their feathers allow for a cool breeze to take that summer heat off. Because of that, it's important to stay vigilant about keeping your flock cool in the summer to prevent heat stress.

What is heat stress?

Heat stress is additional stress to the body due to increased temperatures. A chicken's normal body temperature is around 104°F, so a chicken does a lot better in colder weather than it does in hot weather! Heat stress can damage organs, cause egg deformation, and even death.

What affects heat tolerance?

Genetics, feather coverage, age, weight, and drinking water temperature all affect a chicken's heat tolerance. If you have cool drinking water, your bird can cool from the inside out. Similarly, if a chicken has fewer feathers, air can get in between them and cool the skin.

Signs of Heat Stress:

1. Panting & Rapid Breathing

Much like dogs, chickens release heat by panting to dissipate the heat. Look out for panting (beaks open) and rapid breathing.

2. Pale Combs/Wattles

The combs and wattles are a chicken's only direct access of skin to air, so a lot of the heat leaves through there. Keeping the wattles cool will help your chicken regulate its body temperature.

3. Loss of Electrolytes

Similarly to how your high school coach encouraged you to drink Gatorade after a hot practice, sometimes your chickens need a helping hand. When you notice your chickens showing signs of heat stress, they've likely lost some electrolytes which need to be replenished.

4. Wings Outstretched and Feathers Erect

Air is our planet's best insulator. We could get into the thermodynamics, but what you do need to know is that your chickens are doing everything they can to get some air in between their feathers. When they overheat, they'll stretch out their wings and lift their feathers in hopes of catching a cool breeze.

5. Bird Stop Eating & Drink Large Amounts of Water

Just like your desire to guzzle water after hot day, your hen will start drinking A LOT more water. Unfortunately, her nutritional needs don't change, so it's important she's still eating enough feed. To make sure she's getting all the protein and calcium to make healthy eggs, try these nutritious snacks.

6. Diarrhea

What goes in must come out. All of that extra water can lead to watery diarrhea, which means more electrolytes lost.

7. Chicken Becomes Droopy

A malnourished chicken suffering from heat stress is about as energetic as an old pug. In order to conserve what precious energy she has, your chicken becomes lethargic. She doesn't have any energy to do much of anything else.

8. Decrease in Egg Production Decreases, Thin Shells

With her body under lots of stress to keep cool, egg production decreases. Calcium isn't absorbed which leads to soft shells. Eggs are mostly water, and with dehydration, there isn't enough for both of them.

9. Staggering, Disorientation and Seizures

This is when heat stress can turn into heat stroke. Immediate action is necessary to save your bird!

10. Collapse of System and Death

If nothing is done to save your chicken, he or she will die from organ failure due to dehydration and heat.

Offer frozen treats:

Fill a large Tupperware container with berries and water and freeze overnight. Leave the container out the next day for your chickens and they can pick at the frozen berries and stay cool. You can also slice a watermelon in quarters and freeze for a similar result.

Avoid foods such as corn and scratch:

Corn and scratch require longer digestion processes, which creates more body heat. Instead, feed your chickens fresh fruit and vegetables like watermelon to keep them cool.

Keep cold water available 24/7:

This tip is pretty self-explanatory, but maybe the most important. The cold water will regulate the chicken's body temperature and keep them cool. Make sure it is always available so your chickens can regulate water intake themselves. I always add some ice to the water and place it in a shady spot.

UPDATE ON VARIOUS RULE CHANGES AUGUST 26, 2020

Dear Neighbors,

There have been a number of rule changes reviewed by the Board recently. Below you will find an update on each of them. Please note that deletions are crossed out and additions are bold and underlined. Please call the office or email shannon@hiddenhills.org if you have any questions or comments.

RULES APPROVED AT THE AUGUST 18, 2020 MEETING:

I. New Architectural Standard Article IV.13.b Regulating and Protecting Native Trees (please be aware formatting may change when it is incorporated into the Standards. See attached.

II. Amendment to Architectural Standards to Clarify Exportation of Dirt.

The Board of Directors approved a change to Article IV.10(f) of the Architectural Standards to provide clarification of the circumstances in which dirt is permitted to be exported from a building site. The Association has always allowed the export of footing spoils, however concerned neighbors were under the impression that this was a grading violation. This revision will remove that confusion. Please note: the City of Hidden Hills, L. A. County and the State do not consider excavation and export of dirt related to footings to be grading.

Addition to Article IV: SITE STANDARDS, Item #10, Grading:

f. Excavation for the foundation of structures—including the main residence, accessory, partial, shade/ornamental and miscellaneous structures, swimming pools and spas—shall not constitute "grading" and shall not be required to be balanced on site.

III. Revision to Equestrian Set-Aside Rule, Architectural Standards Article IV.6

6. Mandatory Equestrian Set-Aside.

In the spirit of preserving the unique rural, pastoral, open and rustic equestrian heritage of Hidden Hills, the keeping of horses and the maintenance and development of equestrian facilities shall be encouraged. Therefore, a portion of each residential property ("lot") shall be set aside for the use of barns, stables, tack rooms, feed stalls, shade areas, horse turnouts and other horse-related purposes, as set forth below:

a) The equestrian set-aside must be adequate and located in an area to allow construction of a functional, practical, accessible, realistic and reasonable equestrian facility in compliance with the requirements set forth in Standard IV.2, including, without limitation, a barn, stable or similar structure ("barn/stable") with a minimum size of 600 square feet and no side less than 12 feet in length, as described herein but subject to the minimum setback requirements set forth in Standard IV.2.c. The set-aside shall also include an equestrian turnout(s) with a minimum size of 600 square feet that has no side with a dimension smaller than 12 feet. The turnout portion of the set-aside may extend into the exterior boundary setbacks up to any trail or other easement. The barn/stable and turnout portions of the set-aside shall be contiguous and share a side (or portion of a side) no less than 12 feet in length.

b) The area for the equestrian set-aside shall be reasonably flat. Slopes to a maximum of 4:1 are acceptable. On steeper slopes, a pad of sufficient size shall be built in compliance with the grading and retaining wall limits outlined in the Architectural Standards.

c) The equestrian set-aside shall be no less than 25'-0" from a swimming pool.

d) The area on the lot for the minimum 600 square foot barn/stable shall not be included in the maximum hardscape allowed for a property under Standard IV.12. But if the barn/stable actually built is larger than 600 square feet, the excess will be calculated as hardscape under the existing Architectural Standards and therefore subject to the maximum allowable hardscape.

e) Access from a road to the set-aside must be provided. On steeper slopes, the access shall be built in compliance with the grading and retaining wall limits outlined in the Architectural Standards. The access must support a driveway or path no less than 10 feet wide, constructed in accordance with all applicable Architectural Standards and legal requirements (fire department access, etc.) that would permit a feed truck or similarly large vehicle to access the set-aside for service and deliveries. The access must be unobstructed (including by house eaves, trees, structures, etc.). If no barn/stable exists or is being proposed, the access may be landscaped with grass and other plantings (but not trees) that can easily be removed at a later date to permit conversion of the access to a driveway or suitable path. In addition, if the lot borders the trail system, when feasible, the set-aside shall be located on the lot to provide easy access to at least one of the trails.

f) All plan sets submitted to the Architectural Committee shall include a site plan of an equestrian facility, including a barn/stable, turnouts and the service access road/path that demonstrates feasibility of the proposed equestrian site and otherwise verifies the design meets this Standard's set-aside requirements. Any proposed or existing barn may be included within the required set-aside.

g) When a set-aside and/or access road requires grading and/or retaining walls, that work shall be completed during the course of the approved construction.

h) Upon approval of a mandatory minimum equestrian set-aside pursuant to this Standard IV.6, and the Architectural Committee's final approval of a new building plan or major remodel plan, no alternative or replacement "building," as that term is defined by Standard III.10 (including, but not limited to, other accessory structures, guesthouses, garages or "special structures"), shall be approved unless an equivalent replacement mandatory equestrian set-aside pursuant to this Standard IV.6 is relocated on the lot, and such replacement set-aside meets all Association Standards, Rules and Regulations without the use of a variance therefrom.

IV. Revision to Hardscape Rule, Article IV.12 of Architectural Standards:

12. Hardscape Coverage.

The lot may be covered with hardscape to a maximum of 35% of net lot area (see definitions of "hardscape" and "net lot area" above). The following guideline is provided for the breakdown of the allowable hardscape. The maximum allowable coverage of the main residence shall be 19.5% of the net lot area for interior lots and 17.5% of the net lot area for corner properties. Accessory Structures shall be limited to not more than 4% of the net lot area. For the purpose of calculating the main residence footprint, the first 250 square feet of attached porches, facing the front yard, shall be excluded from the main residence footprint limitation.

Pursuant to the "Mandatory Equestrian Set-Aside" in Standard IV.6, if a property has an existing, or proposes a new, barn/ stable, the first 600 square feet of the barn/ stable is excluded from the hardscape calculations. The driveway paving of the pole of a flag lot shall not be included in the hardscape calculations.

V. Amendment to Article 6.3 of the Gate Operations Manual requiring a valid driver's license for visitors arriving in vehicles. This requirement will go into effect on October 1, 2020.

6.3 Admitting Visitors

a. Identify Visitor. **Every Visitor entering the Property must show a valid, government-issued photo I.D. before being granted access into the Property. Every visitor entering the Property driving a motor vehicle must show a valid Driver's License before entering the Property.**

VI. Revision to Election Rules.

Due to recent changes in California law, the Association is required to adopt new rules governing voting to elect directors and to change the governing documents or grant exclusive use of a common area to Members. Both rules are attached.

VII. Addition of a "leash law" to the Association's Rules & Regulations.

The Board of Directors approved amending Section 4 of the Rules & Regulations to require all dogs to be on a leash while off of the Member's property.

SECTION 4 ANIMALS

Most issues regarding animal care and control are regulated by the County of Los Angeles. Accordingly, concerns regarding licensing, the care of animals, dangerous animals, barking, and other nuisances (including coyotes) should be addressed to Animal Control or the City of Hidden Hills.

4.1 Horseback Riding. Horseback riders and pedestrians utilizing the bridle trails, arenas or common areas do so at their own risk. Horseback riding can be a hazardous activity. Some of the more common hazards include barking dogs and noises emitting from private residences, wildlife (such as coyotes, mountain lions, deer, snakes), bicycles and motorized vehicles. Residents are urged to monitor animals and other activities on their properties so as not to subject horseback riders to potential injury.

4.2 Animal Structures. Structures for the containment, housing or sheltering of animals, including but not limited to dog runs, coyote fences, and chicken coops must be approved by the Architectural Committee.

4.3 Mobile Dog Grooming Vans. Residents are to advise their dog grooming services that they cannot empty their wash water into the street since it would drain into the storm drain system. Wash water can be drained onto the resident's lawn.

4.4 Dogs Must Be Leashed. Dogs must be restrained by a leash on HHCA streets, parkways, and trails and in all common areas.

PROPOSED NEW RULES/RULE CHANGES - FOR REVIEW/APPROVAL AT THE OCTOBER 20, 2020 MEETING

In addition to the above rules approved on August 18, 2020, the Board of Directors proposed one additional rule change regulating the use of drones in the community.

VII. Proposed Addition of a Section 1.14 to the Rules & Regulations, Drones

1.14 Drones. As used in this Rule, the term "Drone" means any type of aerial vehicle or flying machine operated remotely or autonomously without a human pilot onboard. By way of example, the term includes, but is not limited to, quadcopters, micro aerial vehicles and model airplanes.

Further, as used in this Rule, the terms "operate," "operates," "operated" or "operation" refer to (within the context where those terms appear) the operation of a Drone or causing, allowing, hiring or otherwise authorizing another to operate a drone.

Operation of a Drone is restricted as follows:

- a. **Prohibited Operation in HHCA common areas.** No Member may operate a Drone in the airspace above or otherwise within any part of the Hidden Hills Community Association common areas, except with the Board of Directors' prior written approval.
- b. **Restricted Operation Within or Above a Member's Building Site.** No Member may operate a Drone in the airspace above or otherwise within the Member's own Building Site to the extent it invades another Member's Building Site, including the airspace above that other Member's site.
- c. **Indemnification.** Notwithstanding the Board's prior written approval pursuant to paragraph (a), above, any Member who operates a Drone above or within the Hidden Hills Community Association shall indemnify and hold harmless the Association as well as its officers, Directors, Committee members, employees, and agents against any liability, loss, injury or damage caused by operation of the Drone.



New Architectural Standard Article IV.13.b Regulating and Protecting Native Trees (please be aware formatting will change when inserted into Standards):

Trees native to California are of significant aesthetic, ecological and historical value for the Hidden Hills Community Association and the preservation of this unique plant life is in the common interest of the Association residents. The purpose of these rules is to provide heightened scrutiny to ensure the protection of these trees against indiscriminate removal, and to maintain the community's distinctive character and allow for development in a manner consistent with the welfare of all residents, while also maintaining and improving property values and retaining our open rustic country feeling. Nothing in this Standard shall in any way limit the existing power and authority of the Architectural Committee and the Board to protect other trees (both smaller trees and other species) through the plan approval process, including the denial, delay or conditioning of approvals for the protection of such other trees as the Committee and the Board shall deem appropriate or the requirement that additional trees be planted.

Definitions.

1. "Protected tree" means a tree of a "native species" as defined below that meets any of the following criteria:
 - a. Is fifteen (15) inches or more in diameter as measured three (3.0) feet above mean natural grade.
 - b. In the case of a tree with more than one trunk, has twenty (20) inches or more in combined diameter for any two trunks as measured three (3.0) feet above mean natural grade,
 - c. Is a "replacement tree" as defined below.
2. "Native species" means any of the following:
 - a. Valley Oak (*Quercus lobata*) and California Live Oak (*Quercus agrifolia*), and any other species of the oak genus (*Quercus*) indigenous to California, but excluding the Scrub Oak (*Quercus dumosa*).
3. "Damage" means any act causing injury to the root system or other parts of a tree, including, but not limited to, cutting, nailing, burning, applying toxic substances, operating equipment or machinery, or by paving, changing the natural grade, trenching, excavating, or building within (i) the dripline plus five (5) feet or (ii) fifteen (15) feet of trunk, whichever is greater.
4. "Certified arborist" means any person with at least four (4) years of experience in the business of transplanting, moving, caring for and maintaining trees and who (a) has earned the ISA Certified Arborist credential from the International Society of Arboriculture, or (b) is a registered consulting arborist with the American Society of Consulting Arborists.

5. "Replacement tree" means any tree required by the Architectural Committee to be relocated on the property or otherwise planted pursuant to paragraph 3.a of the Findings and Decision paragraph below.

Protected Tree Permit Requirement. No person shall alter, destroy, disfigure, remove, relocate, or otherwise inflict damage to any protected tree on any lot or parcel of land in Hidden Hills, without first obtaining approval from the Architectural Committee in accordance with these Native Tree Protection provisions.

Exemptions. The provisions of this Standard shall not apply to:

1. Cases of emergency (i) caused by a protected tree being in a hazardous or dangerous condition which (ii) poses an immediate risk to life and/or improvements (buildings, accessory structures), and (iii) it is reasonable to believe such emergency requires immediate action to safeguard life or property which precludes application for a permit. If this exemption is relied on by owner, owner shall provide a written report (which may be by email or other electronic communication) of the emergency and action taken to the Architectural Committee and Board as soon as reasonably practical following the emergency. The written report shall include photographic and other evidence to establish the applicability of this exemption.
2. Emergency maintenance by a public utility necessary to protect or maintain an electric power or communication line or other property of a public utility.
3. Routine maintenance intended to ensure the continued health of a protected tree, including the trimming of branches (i) under 3 1/2 inches in diameter or (ii) for larger branches under the supervision of a certified arborist.
4. Any protected tree planted after the adoption of this Standard, other than a replacement tree, for a period of twenty (20) years from the date that tree is planted on a lot or parcel of land in Hidden Hills, as approved by the Architectural Committee and reflected in the Association's property file for the lot or parcel of land.

Permit Application.

1. Consideration of any action described in this Standard shall be initiated upon the filing of a plan and application to the Hidden Hills Community Association Architectural Committee by the owner of the subject property or the owner's authorized representative.
2. Applications shall be submitted on a form provided by the Association and shall be accompanied by an appropriate tree report prepared by a certified arborist, unless that report is waived by the Committee. An application shall not be accepted unless it contains all the information required by the Committee and this Standard and the required permit fee has been paid.

Review of Application by Architectural Committee.

When a complete application and plan have been received by the Architectural Committee, the Committee shall review the proposed work as part of its regular business. If the tree application is filed concurrently with a development application of any kind, the tree application shall be considered concurrently with the review of the development application.

Findings and Decision. Upon review of the application and consideration of the written and/or oral evidence received at the Architectural Committee meeting, the Committee shall render its decision. The application shall be approved if the applicant demonstrates and the Committee affirmatively finds any of the following for each protected tree involved:

1. The proposed removal, relocation or extensive pruning of the tree is necessary because continued existence of the tree at its present location frustrates the planned improvement or proposed use of the subject property to such an extent that either:

a. Alternative development plans cannot achieve reasonable development of the property or the cost of that alternative would be prohibitive.

b. Location of the tree precludes the reasonable and efficient use and/or the safety of the subject property for a use otherwise authorized.

c. The tree interferes with utility services or a street or highway either within or outside the subject property and no reasonable alternative to such interference exists other than the proposed removal, relocation or extensive pruning of the tree.

d. The tree has a seriously debilitating disease or is danger of falling, and such condition cannot be remedied through reasonable preservation practices.

e. The tree will not be harmed or damaged by the proposed construction within (i) the dripline plus five (5) feet or (ii) fifteen (15) feet of the trunk, whichever is greater, and any construction on the property can be accomplished without endangering the health of any other protected trees on the subject property.

2. Removal or relocation of a protected tree shall not be permitted if it will result in soil erosion through the diversion or increased flow of surface waters that cannot satisfactorily be mitigated.

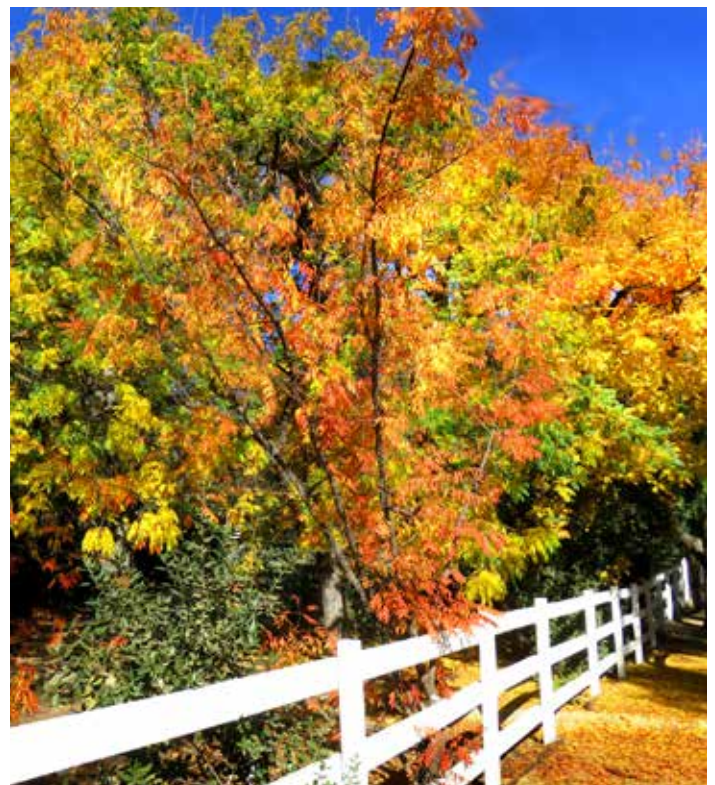
3. The approval of any application under this Standard may be subject to such reasonable conditions as will promote this Standard's purpose, including, but not limited to:

a. Replacement of a removed tree, if feasible, with trees of a suitable type, size and number, and at an appropriate location. In general, replacement trees shall be at least a thirty-six (36)-inch box, or larger, and shall be placed at a ratio of four (4) new trees for each tree removed, unless otherwise specified. In considering whether replacement trees should be required, the Architectural Committee shall

consider, in addition to any other relevant factor: the vegetative character of the surrounding area; the number and size of any protected tree(s) to be removed; the number and size of any protected trees to remain on the property; and the viability of replacement trees.

b. Preparation and implementation of a plan for protection of trees on the subject lot or parcel of land during and after proposed development, including: installation of fencing; limitations on the type of equipment to be used near trees; corrective measures to remedy defects in trees; adequate supervision by a certified arborist; and the posting of a bond to the satisfaction of the Architectural Committee and Board to guarantee the survival of trees to be replaced or relocated for a period of three (3) years from the date those trees are replaced or relocated, including the replacement or relocation of any such replacement trees.

Enforcement. If any property owner or resident or their tenants, workers or invitees, damages one or more protected tree(s) without first obtaining the Architectural Committee and Board approvals required by this Standard, then, in addition to such action as the Board may otherwise take for violation of the Architectural Standards, including, but not limited to imposition of fines, the Board may also (i) require the owner to undertake those steps, including the planting of replacement trees, as would have been required to obtain approval, or (ii) in cases where approval would not have been granted, such actions as the Board deems appropriate to (a) mitigate the loss to the community resulting from the damage of such protected tree(s) and (b) act as a deterrent to future violations.



HIDDEN HILLS COMMUNITY ASSOCIATION

Rules for the Election and Removal of Directors by Secret Ballot

In connection with the election and removal of directors, and in accordance with the California Civil Code Section 5100 et seq., the following rules and procedures shall apply:

1. **Frequency.** Elections for a seat on the Board of Directors shall be held at the expiration of the corresponding director's term and at least once every four years.

2. **Meeting at Which Secret Ballots Shall Be Tabulated.**

2.1 The inspector(s) of election or their designee(s) shall tabulate the ballots for the election and/or recall of directors at the annual meeting of the owners or a special meeting of the owners or at a special meeting of the Board of Directors duly noticed for the purpose of counting ballots.

2.2 The Board of Directors shall determine the date, time and place of said annual or special meeting of the owners and/or the special meeting of the Board of Directors in accordance with the Association's Bylaws.

2.3 The voting period for elections shall be at least thirty (30) days. The polls shall open and close as stated on the secret ballot distributed for each election or, if not stated, the polls shall open at the time of the meeting, and close at a reasonable period thereafter, as determined by the inspectors of election.

3. **Qualifications and Nomination of Candidates.**

3.1 Notwithstanding anything to the contrary set forth in the Association's Bylaws, the only qualifications to be a candidate for election to the Board are as follows:

3.1.1 A candidate shall be a "Member" of the Association. If title to a lot is held by a legal entity that is not a natural person, the governing authority of that legal entity shall have the power to appoint a natural person to be a "Member" for purposes of election to the Board.

3.1.2 Each candidate must not be delinquent (as defined in the Association's collection policy) in the payment of any regular or special assessment levied by the Association (but not for nonpayment of monetary penalties, monetary penalties renamed as assessments, collection charges, late charges, or costs levied by a third party). For purposes hereof, a Member shall not be disqualified for failure to be current in payment of regular and special assessments if either of the following circumstances is true: (1) the Member has paid the regular or special assessment under protest pursuant to Civil Code Section 5658; or (2) the Member has entered into a payment plan pursuant to Civil Code Section 5665.

3.1.3 A person may not be a candidate if the candidate discloses, or if the Association is aware of, or becomes aware of, a past criminal conviction that would either prevent the Association from purchasing the fidelity bond coverage required by Civil Code Section 5806 should the person be elected or terminate the Association's existing fidelity bond coverage as to that person should the person be elected;

3.1.4 A person may not be a candidate if such person, if elected, would be serving on the Board at the same time as another person who holds a joint ownership interest in the same lot as the person and the other person is either properly nominated for the current election or an incumbent director.

3.1.5 A person may not be a candidate if such person has not been a Member for at least one (1) year.

3.2 The Association shall not disqualify a person from nomination if the person has not been provided the opportunity to engage in internal dispute resolution pursuant to Civil Code Section 5900 et seq.

3.3 Owners may nominate themselves or another person. Any candidate nominated by another person will be contacted to confirm that such candidate consents to having his or her name placed in nomination for election to the Board, and meets the foregoing qualifications for candidacy.

3.4 All candidates who wish to serve on the Board of Directors and, if appropriate, have confirmed their willingness to run for election to the Board of Directors, shall be listed on the secret ballot if their candidate nomination form is received by the date stated on the form.

3.5 Write-in candidates are prohibited.

3.6 Nominations from the floor of the meeting are prohibited unless there are insufficient candidates to fill available slots.

3.7 The Candidate Nomination Form must be returned to the Association at the address provided on, and by the deadline stated on, such form.

4. Voter List and Candidate List; Right to Verify Accuracy of Individual Information.

4.1 The Association shall prepare a candidate registration list following the deadline for returning nominations. The Association shall also prepare a voter list at least thirty (30) days before the secret ballots are mailed, which list shall include for each owner, the name, voting power, and either the physical address of the voter's separate interest, the parcel number, or both. The mailing address for the ballot shall be listed on the voter list if it differs from the physical address of the voter's separate interest or if only the parcel number is used.

4.2 The Association shall retain, as Association election materials, both the candidate registration list and the voter list. The Association shall permit members to verify the

accuracy of their individual information on both lists at least thirty (30) days before the ballots are distributed. The Association or member shall report any errors or omissions to either list to the inspector or inspectors who shall make the corrections within two (2) business days.

5. **Inspector(s) of Election.**

5.1 The Board of Directors shall appoint one (1) or three (3) independent third parties as inspectors of election before the secret ballots are mailed to all of the owners. An independent third party includes, but is not limited to: a volunteer poll worker with the county registrar of voters; a licensee of the California Board of Accountancy; or a notary public. An independent third party may include a member of the Association provided such member is not a member of the Board of Directors or a candidate for the Board of Directors or related to a member of the Board of Directors or a candidate for the Board of Directors. An independent third party may not be a person, business entity, or subdivision of a business entity who is currently employed or under contract to the Association for any compensable services other than serving as an inspector of elections.

5.2 Upon appointment, the inspector(s) of election shall meet to determine, among other things, who shall prepare and deliver the nomination procedures, candidate nomination forms, notices, ballots and other information required by the Act (collectively, "Election Materials") to the members and to whom the Election Materials shall be returned on behalf of the inspector(s) of election (the "Ballot Collector"). The inspector(s) of election may delegate the task of preparing and delivering the Election Materials to a third party, and may designate that Election Materials be returned to the inspector(s) of election in care of a third party. Only the inspector(s) of election shall be authorized to open and tabulate secret ballots.

5.3 The inspector(s) of election shall also do all of the following:

5.3.1 determine the number of memberships entitled to vote and the voting power of each (note: the voting rights of an owner may not be suspended under any circumstances);

5.3.2 determine the authenticity, validity, and effect of proxies, if any;

5.3.3 receive ballots;

5.3.4 hear and determine all challenges and questions in any way arising out of or in connection with the right to vote;

5.3.5 count and tabulate all votes;

5.3.6 determine when the polls shall close;

5.3.7 determine the result of the election; and,

5.3.8 perform any acts as may be proper to conduct the election with fairness to all members in accordance with this section, the Corporations Code and all applicable

rules of the Association regarding the conduct of the election that are not in conflict with this section.

5.4 An inspector of election shall perform his or her duties impartially, in good faith, to the best of his or her ability, as expeditiously as is practical, and in a manner that protects the interest of all members of the Association. The decision or act of a majority shall be effective in all respects as the decision or act of all.

5.5 Any report made by the inspector(s) is prima facie evidence of the facts stated in the report.

5.6 The Board of Directors may remove and replace any inspector of election prior to the tabulation of ballots if an inspector of election resigns or if the Board of Directors reasonably determines that an inspector of election will not be able to perform his or her duties impartially and in good faith.

5.7 The inspector(s) of election may appoint and oversee additional persons to verify signatures and to count and tabulate votes as the inspector(s) of election deem appropriate, provided that the additional persons are independent third parties as defined herein.

6. **Election Timeline and Mailings.** The election timeline for delivering all of the statutorily required documents to members is approximately 105 days.

6.1 **Nomination Procedures/Candidate Nomination Form.** At least 105 days before the date of the meeting at which the secret ballots for the election of directors or the vote to remove directors(s) and elect his/her/their replacement shall be tabulated, the Association shall, by individual notice, deliver to all members notice of the procedure and deadline for submitting a nomination, and a Candidate Nomination Form. The deadline for returning the Candidate Nomination Forms shall be at least 30 days from the date of the mailing.

6.2 **Mailing Prior to Secret Ballot Distribution.** At least sixty (60) days before the election (i.e., at least thirty (30) days before the secret ballots are mailed to owners), the Association shall provide general notice to the members of all of the following:

6.2.1 The date and time by which, and the physical address where, ballots are to be returned by mail or handed to the inspector or inspectors of elections.

6.2.2 The date, time, and location of the meeting at which ballots will be counted.

6.2.3 The list of all candidates' names that will appear on the ballot.

6.2.4 Individual notice of the above paragraphs shall be delivered pursuant to Section 4040 if individual notice is requested by a member.

6.3 **Secret Ballot Procedure; Record Date.**

6.3.1 The inspector(s) of election shall cause the Association to mail by first-class mail or deliver to each member not less than thirty (30) days prior to the election:

(a) Ballots and two (2) preaddressed envelopes with instructions on how to return ballots; and,

(b) A copy of these election rules. Delivery of the election operating rules may be accomplished by either of the following methods:

(i) Posting the election operating rules to an internet website and including the corresponding internet website address on the ballot together with the phrase, in at least 12-point font: “The rules governing this election may be found here:”

(ii) Individual delivery.

6.3.2 Ballots must ensure the confidentiality of the voters.

(a) A voter may not be identified by name or separate interest identifier on the ballot.

(b) The ballot shall not require the signature of the voter.

(c) The ballot itself is inserted into an envelope that is sealed. This envelope is inserted into a second envelope that is sealed. In the upper left hand corner of the second envelope, the voter shall sign his or her name, indicate his or her name and indicate the address or separate interest identifier that entitles him or her to vote. The second envelope is addressed to the inspector(s) of election, who will be tallying the votes.

6.3.3 Owners may return their secret ballot by mail, hand deliver it to the meeting or complete the ballot at the meeting; provided, only those ballots which are delivered to the inspector(s) of election prior to the polls closing shall be counted.

6.3.4 A member may request a receipt for delivery of his or her ballot.

6.3.5 The record date for purposes of voting shall be the date the ballots are mailed to all of the owners.

7. **Campaigning.**

7.1 Association funds may not be used for “campaign purposes” in connection with any board election. The term “campaign purposes” is defined to include, without limitation, (1) “expressly advocating the election or defeat” of any candidate that is on the ballot; or (2) “including the photograph or prominently featuring the name of a candidate on a communication” from the association (except the ballot and voting materials and equal access communications sent pursuant to this Section).

7.2 If any such access is provided at all, all candidates or members advocating a point of view during a campaign, including those not endorsed by the Board of Directors, shall

be provided equal access to Association media, newsletters, or internet websites (if any) for purposes that are reasonably related to the election. The Association may not edit or redact any content from these communications, but may include a statement specifying that the candidate or member, and not the Association, is responsible for that content.

7.3 All candidates, including those who are not incumbents, and all members advocating a point of view, including those not endorsed by the Board of Directors, for purposes reasonably related to the election, shall be provided equal access to any common area meeting space, if any exists, during a campaign at no cost.

8. **Handling of Ballots.**

8.1 As secret ballots are returned to the Ballot Collector, the Ballot Collector shall check off on a sign-in sheet that a ballot has been received for such lot. Subject to validation by the inspector(s) of election, once a secret ballot is received by the inspector(s) of election, it shall be irrevocable. Any subsequent ballots received for the same lot shall be deemed invalid and shall be discarded.

8.2 The sealed ballots at all times shall be in the custody of the inspector(s) of election or at a location designated by the inspector(s) until delivered to the inspector(s) at the meeting for the opening of the ballots and the tabulation of the vote.

8.3 No person, including a member of the Association or an employee of the management company, shall open or otherwise review any ballot prior to the time and place at which the ballots are counted and tabulated.

8.4 The inspectors of election shall not:

8.4.1 Deny a ballot to a member for any reason other than not being a member at the time when ballots are distributed.

8.4.2 Deny a ballot to a person with general power of attorney for a member.

8.5 After the tabulation of the vote and for one (1) year after the election or removal, election ballots shall be kept in the custody of the inspector(s) of election. After such time, the custody shall be transferred to the Association. If there is a recount or other challenge to the election process, the inspector(s) of election shall, upon written request, make the ballots available for inspection and review by an Association member or his or her authorized representative. Any recount shall be conducted in a manner that preserves the confidentiality of the vote.

9. **Tabulation of Votes; Quorum Requirement.**

9.1 All votes shall be counted and tabulated by the inspector(s) of election or their designee(s) in public at a properly noticed open meeting of the members or of the Board of Directors. A quorum of members or a quorum of Board members, as the case may be, must be present if required by the Association's governing documents. Each ballot received by the

inspector(s) of election shall be treated as a member present at a meeting for purposes of establishing a quorum.

9.2 The inspector(s) of election shall confirm that no more than one (1) ballot was returned for each lot, and that:

9.2.1 The printed name of the member on the upper left hand corner of the envelope is legible and matches the name of at least one of the record owners of the property as shown on the Association's membership list;

9.2.2 The member's signature is on the address envelope; and

9.2.3 The address shown on the address envelope corresponds to the member's address on the Association's membership list.

If, in the sole discretion of the inspector(s), the requirements above are not met, the envelope will not be valid for any purpose, including establishing a quorum.

9.3 The ballot of a person with general power of attorney for a member shall be counted if returned in a timely manner.

9.4 Any candidate or other member of the Association may witness the counting and tabulation of the votes from a reasonable distance of no less than five (5) feet from any inspector.

9.5 In order for the vote for the election of directors to be valid, ballots must be returned by at least a quorum of the owners if a quorum is required by the Association's governing documents. If a quorum of ballots is not received, the ballots will not be counted.

10. **Announcement of Results.**

10.1 The results of the election shall be promptly reported to the Board of Directors and shall be recorded in the minutes of the next meeting of the Board of Directors and shall be available for review by members of the Association.

10.2 Upon certification of the election results by the inspector(s) of election, the newly elected Board members shall be deemed to have taken office.

10.3 Within 15 days of the election, the board shall give members general notice pursuant to Civil Code Section 4045 of the tabulated results of the election.

11. **Retention of Voting Materials.** The sealed (or, after tabulation, returned) ballots, signed voter envelopes, voter list, proxies, and candidate registration list shall at all times be in the custody of the inspector or inspectors of elections or at a location designated by the inspector or inspectors until after the tabulation of the vote, and until the time allowed by Section 5145 for challenging the election has expired, at which time custody shall be transferred to the Association. If there is a recount or other challenge to the election process, the inspector or inspectors of elections shall, upon written request, make the ballots available for inspection and

review by an Association member or the member's authorized representative. Any recount shall be conducted in a manner that preserves the confidentiality of the vote. Signed voter envelopes may be inspected but may not be copied.

12. **Other Voting/Campaign Issues.**

12.1 **No Cumulative Voting.** Cumulative voting is not permitted.

12.2 **Proxies.** The Association's Bylaws permit an owner to give a proxy to another person to vote a secret ballot on the owner's behalf. However, proxies shall not be construed or used in lieu of a secret ballot. In such a situation, the proxyholder will fill out the ballot and enclose it in the "secret ballot" envelope. This envelope will then be enclosed in the second envelope, as discussed above. In the upper left hand corner of the second envelope, the proxyholder will sign his or her name, indicate his or her name and indicate the address or separate interest identifier that entitles the owner to vote; however, as the "voter", the proxyholder will sign and print his/her name underneath the name and address of the owner. The proxy must be returned with the ballot, but NOT placed inside the "secret ballot" envelope. If any instruction is given in a proxy issued for an election (or other vote) that directs the manner in which the proxyholder is to cast the vote, such instruction shall be set forth on a separate page of the proxy that can be detached and given to the proxyholder to retain. A proxy may be revoked by the owner prior to the receipt of the secret ballot by the inspector(s) of election. If a proxy and a secret ballot are received for the same separate interest, the proxy shall be deemed to have been revoked and the secret ballot shall be counted (if verified by the inspector(s) of election pursuant to these rules). If more than one proxy is received on behalf of a separate interest, the most currently dated proxy shall be counted.

12.3 **Voting on Other Matters.** The Association may, but is not obligated to, vote by secret ballot on any other topic which requires the vote of the Owners.



HIDDEN HILLS COMMUNITY ASSOCIATION

Rules for Voting Regarding Assessments Legally Requiring a Vote, Amendments to Governing Documents and Granting of Exclusive Right to Use Common Area by Secret Ballot

Pursuant to Civil Code Section 5100(a), when owners are to vote to approve assessments legally requiring a vote, amendments to governing documents and/or granting the exclusive use of common area to a member, the following must occur:

1. **Meeting at Which Secret Ballots Shall Be Tabulated.**

1.1 Unless the vote is being taken in connection with an annual meeting of the owners, the inspector(s) of election or their designee(s) shall tabulate the ballots for the vote to approve assessments legally requiring a vote, amendments to governing documents and/or granting the exclusive use of common area to a member at a duly noticed (regular or special) meeting of the Board of Directors, or at a special meeting of the members. The Board of Directors shall determine the date, time and place of said meeting.

1.2 The qualifications for voting and the voting power of each membership are as stated in the Association's governing documents.

1.3 The voting period for elections shall be at least thirty (30) days. The polls shall open and close as stated on the secret ballot distributed for each election or, if not stated, the polls shall open at the time of the meeting, and close at a reasonable period thereafter, as determined by the inspectors of election.

2. **Inspector(s) of Election.**

2.1 The Board of Directors shall appoint one (1) or three (3) independent third parties as inspectors of election before the secret ballots are mailed to all of the owners. An independent third party includes, but is not limited to: a volunteer poll worker with the county registrar of voters; a licensee of the California Board of Accountancy; or a notary public. An independent third party may include a member of the Association provided such member is not a member of the Board of Directors or a candidate for the Board of Directors or related to a member of the Board of Directors or a candidate for the Board of Directors. An independent third party may not be a person, business entity, or subdivision of a business entity who is currently employed or under contract to the Association for any compensable services other than serving as an inspector of elections.

2.2 Upon appointment, the inspector(s) of election shall meet to determine, among other things, who shall prepare and deliver the nomination procedures, candidate nomination forms, notices, ballots and other information required by the Act (collectively, "Election Materials") to the members and to whom the Election Materials shall be returned on behalf of the inspector(s) of election (the "Ballot Collector"). The inspector(s) of election may

delegate the task of preparing and delivering the Election Materials to a third party, and may designate that Election Materials be returned to the inspector(s) of election in care of a third party. Only the inspector(s) of election shall be authorized to open and tabulate secret ballots.

2.3 The inspector(s) of election shall also do all of the following:

2.3.1 determine the number of memberships entitled to vote and the voting power of each (note: the voting rights of an owner may not be suspended under any circumstances);

2.3.2 determine the authenticity, validity, and effect of proxies, if any;

2.3.3 receive ballots;

2.3.4 hear and determine all challenges and questions in any way arising out of or in connection with the right to vote;

2.3.5 count and tabulate all votes;

2.3.6 determine when the polls shall close;

2.3.7 determine the result of the vote; and,

2.3.8 perform any acts as may be proper to conduct the vote with fairness to all members in accordance with this section, the Corporations Code and all applicable rules of the Association regarding the conduct of the vote that are not in conflict with this section.

2.4 An inspector of election shall perform his or her duties impartially, in good faith, to the best of his or her ability, as expeditiously as is practical, and in a manner that protects the interest of all members of the Association. The decision or act of a majority shall be effective in all respects as the decision or act of all.

2.5 Any report made by the inspector or inspectors of election is prima facie evidence of the facts stated in the report.

2.6 The Board of Directors may remove and replace any inspector of election prior to the tabulation of ballots if an inspector of election resigns or if the Board of Directors reasonably determines that an inspector of election will not be able to perform his or her duties impartially and in good faith.

2.7 The inspector(s) of election may appoint and oversee additional persons to verify signatures and to count and tabulate votes as the inspector(s) of election deem appropriate, provided that the additional persons are independent third parties as defined herein.

3. **Voter List; Right to Verify Accuracy of Individual Information.**

3.1 The Association shall also prepare a voter list at least thirty (30) days before the secret ballots are mailed, which list shall include for each owner, the name, voting power, and either the physical address of the voter's separate interest, the parcel number, or both. The mailing address for the ballot shall be listed on the voter list if it differs from the physical address of the voter's separate interest or if only the parcel number is used. The Association shall retain, as Association election materials, the voter list. The Association shall permit members to verify the accuracy of their individual information on such list at least thirty (30) days before the ballots are distributed. The Association or member shall report any errors or omissions to either list to the inspector or inspectors who shall make the corrections within two (2) business days.

4. **Secret Ballot Procedure; Record Date.**

4.1 The inspector(s) of election shall cause the Association to mail by first-class mail or deliver to each member not less than thirty (30) days prior to the election:

4.1.1 Ballots and two (2) preaddressed envelopes with instructions on how to return ballots; and,

4.1.2 A copy of these election rules. Delivery of the election operating rules may be accomplished by either of the following methods:

(a) Posting the election operating rules to an internet website and including the corresponding internet website address on the ballot together with the phrase, in at least 12-point font: "The rules governing this election may be found here:"

(b) Individual delivery.

4.2 Ballots must ensure the confidentiality of the voters.

4.2.1 A voter may not be identified by name or separate interest identifier on the ballot.

4.2.2 The ballot shall not require the signature of the voter.

4.2.3 The ballot itself is inserted into an envelope that is sealed. This envelope is inserted into a second envelope that is sealed. In the upper left hand corner of the second envelope, the voter shall sign his or her name, indicate his or her name and indicate the address or separate interest identifier that entitles him or her to vote. The second envelope is addressed to the inspector(s) of election, who will be tallying the votes.

4.3 Owners may return their secret ballot by mail, hand deliver it to the meeting or complete the ballot at the meeting; provided, only those ballots which are delivered to the inspector(s) of election prior to the polls closing shall be counted.

4.4 A member may request a receipt for delivery of his or her ballot.

4.5 The record date for purposes of voting shall be the date the ballots are mailed to all of the owners.

5. **Campaigning.**

5.1 Association funds may not be used for “campaign purposes” in connection with any election.

5.2 If any such access is provided at all, all members advocating a point of view during a campaign, including those not endorsed by the Board of Directors, shall be provided equal access to Association media, newsletters, or internet websites (if any) for purposes that are reasonably related to the election. The Association may not edit or redact any content from these communications, but may include a statement specifying that the candidate or member, and not the Association, is responsible for that content.

5.3 All members advocating a point of view, including those not endorsed by the Board of Directors, for purposes reasonably related to the election, shall be provided equal access to any common area meeting space, if any exists, during a campaign at no cost.

6. **Handling of Ballots.**

6.1 As secret ballots are returned to the Ballot Collector, the Ballot Collector shall check off on a sign-in sheet that a ballot has been received for such lot. Subject to validation by the inspector(s) of election, once a secret ballot is received by the inspector(s) of election, it shall be irrevocable. Any subsequent ballots received for the same lot shall be deemed invalid and shall be discarded.

6.2 The sealed ballots at all times shall be in the custody of the inspector(s) of election or at a location designated by the inspector(s) until delivered to the inspector(s) at the meeting for the opening of the ballots and the tabulation of the vote.

6.3 No person, including a member of the Association or an employee of the management company, shall open or otherwise review any ballot prior to the time and place at which the ballots are counted and tabulated.

6.4 The inspectors of election shall not:

6.4.1 Deny a ballot to a member for any reason other than not being a member at the time when ballots are distributed.

6.4.2 Deny a ballot to a person with general power of attorney for a member.

6.5 After the tabulation of the vote and for one (1) year after the election or removal, election ballots shall be kept in the custody of the inspector(s) of election. After such

time, the custody shall be transferred to the Association. If there is a recount or other challenge to the election process, the inspector(s) of election shall, upon written request, make the ballots available for inspection and review by an Association member or his or her authorized representative. Any recount shall be conducted in a manner that preserves the confidentiality of the vote.

7. **Tabulation of Votes; Quorum Requirement.**

7.1 All votes shall be counted and tabulated by the inspector(s) of election or their designee(s) in public at a properly noticed open meeting of the members or of the Board of Directors. A quorum of members or a quorum of Board members, as the case may be, must be present if required by the Association's governing documents. Each ballot received by the inspector(s) of election shall be treated as a member present at a meeting for purposes of establishing a quorum.

7.2 The inspector(s) of election shall confirm that no more than one (1) ballot was returned for each lot and that:

7.2.1 The printed name of the member on the upper left hand corner of the envelope is legible and matches the name of at least one of the record owners of the property as shown on the Association's membership list;

7.2.2 The member's signature is on the address envelope; and

7.2.3 The address shown on the address envelope corresponds to the member's address on the Association's membership list.

If, in the sole discretion of the inspector(s), the requirements above are not met, the envelope will not be valid for any purpose, including establishing a quorum.

7.3 Owners who have not previously submitted a ballot may complete one at the meeting and return it to the inspector(s) of election prior to the polls closing.

7.4 The ballot of a person with general power of attorney for a member shall be counted if returned in a timely manner.

7.5 Any member of the Association may witness the counting and tabulation of the votes from a reasonable distance of no less than five (5) feet from any inspector.

7.6 In order for the vote on the proposal to be valid, ballots must be returned by at least a quorum of the owners if a quorum is required by the Association's governing documents or applicable law and the requisite percentage of owners must vote to approve the proposal. If a quorum of ballots is not received, the ballots will not be counted.

8. **Announcement of Results.**

8.1 The results of the vote shall be promptly reported to the Board of Directors and shall be recorded in the minutes of the next meeting of the Board of Directors and shall be available for review by members of the Association.

8.2 Within fifteen (15) days of the election, the Board shall give members general notice pursuant to Civil Code Section 4045 of the tabulated results of the election.

9. **Retention of Voting Materials.** The sealed (or, after tabulation, returned) ballots, signed voter envelopes, voter list, proxies, and candidate registration list shall at all times be in the custody of the inspector or inspectors of elections or at a location designated by the inspector or inspectors until after the tabulation of the vote, and until the time allowed by Section 5145 for challenging the election has expired, at which time custody shall be transferred to the Association. If there is a recount or other challenge to the election process, the inspector or inspectors of elections shall, upon written request, make the ballots available for inspection and review by an Association member or the member's authorized representative. Any recount shall be conducted in a manner that preserves the confidentiality of the vote. Signed voter envelopes may be inspected but may not be copied.

10. **Other Voting Issues.**

10.1 **Proxies.** The Association's Bylaws permit an owner to give a proxy to another person to vote a secret ballot on the owner's behalf. However, proxies shall not be construed or used in lieu of a secret ballot. In such a situation, the proxyholder will fill out the ballot and enclose it in the "secret ballot" envelope. This envelope will then be enclosed in the second envelope, as discussed above. In the upper left hand corner of the second envelope, the proxyholder will sign his or her name, indicate his or her name and indicate the address or separate interest identifier that entitles the owner to vote; however, as the "voter", the proxyholder will sign and print his/her name underneath the name and address of the owner. The proxy must be returned with the ballot, but NOT placed inside the "secret ballot" envelope. If any instruction is given in a proxy issued for an election (or other vote) that directs the manner in which the proxyholder is to cast the vote, such instruction shall be set forth on a separate page of the proxy that can be detached and given to the proxyholder to retain. A proxy may be revoked by the owner prior to the receipt of the secret ballot by the inspector(s) of election. If a proxy and a secret ballot are received for the same separate interest, the proxy shall be deemed to have been revoked and the secret ballot shall be counted (if verified by the inspector(s) of election pursuant to these rules). If more than one proxy is received on behalf of a separate interest, the most currently dated proxy shall be counted.

10.2 **Other Matters.** The Association may, but is not obligated to, vote by secret ballot on any other topic which requires the vote of the Owners.

Social Distancing at Lunch Trucks

- No dining
- No condiment table
- Stay 6 feet away from others



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Lapastadipepito - Italian

Sep 03, 2020 (Thu) 4:00 PM to 8:00 PM

NITROPOD - Desserts

Sep 07, 2020 (Mon) 11:00 AM to 02:00 PM

Pinch Of Flavor - Asian Fusion, Japanese, Mexican

Vivace - Pizza

NITROPOD - Desserts

Sep 10, 2020 (Thu) 4:00 PM to 8:00 PM

District Burger - American, Burgers, Comfort Food

Sep 14, 2020 (Mon) 11:00 AM to 2:00 PM



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