

**ONLINE**  
EDITION

# THE ROUND UP

Where the HHCA News Gets Penned

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**Volume 29, Issue 11 | November 2022**



# THE ROUND UP

**Volume 29, Issue 11  
November 2022**

## **IMPORTANT DATES**

- 11/1** Farmers Market | **2:00PM - 6:00PM**
- 11/6** Timeball Tournament | **10:30AM - 2:30PM**
- 11/7** Theater Committee Meeting | **10:00AM**
- 11/7** Gates Committee Meeting | **6:30PM**
- 11/8** Farmers Market | **2:00PM - 6:00PM**
- 11/9** Architectural Committee Meeting | **6:30PM**
- 11/10** Drag Queen Bingo | **6:30PM - 9:00PM**
- 11/11** Veterans Day | **HOA Office Closed**
- 11/15** Farmers Market | **2:00PM - 6:00PM**
- 11/15** Board of Directors Meeting | **6:30PM**
- 11/16** Equestrian Committee Meeting | **7:30PM**
- 11/18** Movie Night "Home for the Holidays" | **7:00PM**
- 11/22** Farmers Market | **2:00PM - 6:00PM**
- 11/24** Thanksgiving Day | **HOA Office Closed**
- 11/25** **HOA Office Closed**
- 11/29** Farmers Market | **2:00PM - 6:00PM**
- 11/29** Candidate Forum | **6:00PM**



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## A MESSAGE FROM THE BOARD PRESIDENT

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As I come to the end of my first year as a member of the HHCA Board of Directors, I want to be sure that you are aware of the things your Board of Directors has accomplished and the hard work that still lies ahead:

**Personnel, Administration and Operations:** In just a little over 6 months, our new General Manager has made a huge, positive impact on the Association. She has expanded and organized the office staff into departments with specific responsibilities and accountability, designated an architectural administrator, and engaged a general contractor to assist with regular inspections, violation reporting, and enforcement of our Rules & Regulations. She has engaged some outstanding professionals to assist in a coordinated effort with all departments of the HHCA to address the many challenges facing our community.

**SB9:** The first challenge of our current Board of Directors was to defend against the potential increased density resulting from lot splits encouraged by the state of California's passage of SB9. With your support, we were able to adopt an amendment prohibiting such lot splits prior to the deadline of 1/1/2022.

**Architectural Standards:** Many of your comments and concerns are being incorporated in a revised set of Architectural Standards and a Contractor's Manual which we hope to have available for review and public comment before the end of 2022. Despite the independent authority of the Architectural Committee established in our governing documents, we have encouraged members of the Committee to focus on the provisions of our current standards that are intended to protect the character of our community and the quality of our unique lifestyle.

**Safety & Security:** Our gate access software ("Dwelling Live") and the key fob-based community center access control system are being replaced with new state-of-the-art software currently used successfully and reliably in other communities ("Proptia"). Additional perimeter fencing has been installed and additional equipment has been provided to Covered 6, including a camera drone and UTV. Traffic Logix speed cameras are currently being connected and programmed and will soon be fully operational. New cameras and recording equipment are installed and operational at our Community Center and Gates, and a complete upgrade of the perimeter security system is starting shortly.

**Facilities:** The Community Center is being inventoried, purged, re-purposed, re-organized, repaired and restored,

as needed, and all office equipment and software has been updated. Tennis court and pathway safety lights have been installed at Spring Valley Park, and plans have been drawn for the restoration of the existing building adjacent to the arena, and new parking and office space to be added in the adjacent parking lot. Additional recreational facilities and uses are being planned for Saddle Creek Park. A major roads project in Ashley Ridge, repair and replacement of the catch basin and drainage on Jed Smith, and cleaning/re-grading of other standing water areas are planned for the current fiscal year.

**Documents & Records:** Our official records are being updated and verified, and they are scheduled to be digitized. A title search has been ordered for all properties within HHCA jurisdiction to address questions regarding ownership, easements, and other issues, including those raised by the City's proposed fiber project. All 18 sets of the HHCA CC&R's have been consolidated, updated, and revised and are awaiting membership approval along with new Bylaws. Traffic Rules have been adopted, speed cameras are installed, and they are currently being provisioned. Our general Rules and Regulations are being updated, revised, and aggressively enforced with nearly 50 enforcement proceedings pending.

**Investment & Accounting:** All HHCA funds are now invested and earning income until required for current expenses. All books and records now conform to Generally Accepted Accounting Principles ("GAAP"). The 2021-22 year-end financial statement is undergoing a thorough audit to comply with our legal requirements, and the 2022-23 budget has been drafted, approved, and implemented.

**Elections:** In the upcoming months, we will be asking for your active participation in adopting new governing documents and electing new members to the Board of Directors.

**PLEASE NOTE: This is NOT the same as the election for members of the Hidden Hills City Council!**

We will be scheduling gatherings at the Community Center to discuss and answer questions regarding the proposed, revised CC&R's and Bylaws. There will also be a "Candidates' Night" where you can get to know the neighbors who (if elected) have generously volunteered to do the "heavy lifting" on your behalf, as members of your Board of Directors.

Please **GET INVOLVED** and help us to bring about positive changes for our community!

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## THE TRUTH ABOUT FLAGS AND RENTALS

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You may be aware that one of our members has made public accusations that the Hidden Hills Community Association is engaging in discrimination against those who display a gay pride flag on their property. This libelous claim has no factual basis whatsoever and is offensive, irresponsible, and totally untrue. Rather, it is a transparent attempt to extort relief from the penalties imposed by the Board of Directors for an unrelated violation of our Rules & Regulations.

The enforcement proceedings we are obligated to conduct are among our Board's least favorite tasks; however, we have a fiduciary obligation to our members to enforce our rules, and the failure to do so has negative consequences for us all.

Please be aware that until we complete our review, revision, and restatement of our Rules & Regulations, we will strictly and uniformly enforce the long-standing rule that commercial signs, flags, and banners are prohibited, and non-commercial signs, flags, and banners must be placed **inside** your 3-rail perimeter fence. Furthermore, they must **not** hang over fences in a manner that encroaches on the road or parkway.

If you want to show your patriotism by flying the American Flag or choose to display any other non-commercial flag, sign, or banner in an exercise of your freedom of expression, please do so on your house, or in any other manner that complies with our Rules & Regulations.

Despite anything to the contrary that you may have heard or read in connection with this matter or otherwise, the provision in our governing documents prohibiting the renting of a portion of your property is NOT a violation of Davis-Stirling or any other provision of California Law in effect at this time. There are distinctions between Guest Houses and ADU's, and in the application of State laws to Municipalities vs. HOA's.

This is a complex legal and political issue that the City and the HHCA are following closely to protect our community as a neighborhood of single-family residences. There is no guaranty that we will be able to do so forever, but your vote to prohibit lot splits at the end of last year helped to bolster our position in opposing efforts to change the very nature of our neighborhood.

If you have any questions about anything contained in this message or any other Association-related matter, please email our General Manager Tracie Blankenship at the Association office [Tracie@hiddenhills.org](mailto:Tracie@hiddenhills.org) or call (818) 227-6657. If Tracie is unable to help you, she will connect you with someone who can do so.

Thank you.

David Stanley, HHCA President

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**NOTE: Neither Hidden Hills Magazine nor the currently circulating email(s) soliciting your input in connection with a survey are affiliated with the Hidden Hills Community Association.**





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## MESSAGE FROM THE GENERAL MANAGER

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# ELECTION UPDATE

As a reminder, the 2022 Annual Meeting and Election of Directors will be held on **December 14, 2022**, via Zoom. This year we have 6 candidates for 4 openings. The candidates (in alphabetical order) are *Joe Bellissimo*, *Steve Bond*, *Kenny Hawk*, *John Heubusch*, *Liz Moses*, and *Howard Tenenbaum*.

The Candidates' Statements, official meeting reminder, and ballots will be mailed out by November 13th and must be returned to the Inspector of Elections no later than noon on **December 14, 2022**.

**The Candidate Forum will be November 29th at 6:00pm at the Community Center.**

Please call the office if you have any questions.

Sincerely,  
Tracie Blankenship  
General Manager



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## MESSAGE FROM THE GENERAL MANAGER

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**October 2022**

Dear Residents,

At the September meeting, the Board of Directors approved a 60-day trial to restrict access (entrance and exit) for all large trucks including dump trucks, concrete trucks, delivery trucks, vehicles with attached trailers, semi-trucks, etc., any vehicle categorized above Class 2.

When the Round Meadow School is in session, it is particularly problematic for these large trucks to access the community at the Round Meadow Gate. If a truck arrives and is not granted access, it creates an unsafe situation as there is no turn around space.

We understand that this may cause an inconvenience to homeowners and their contractors, especially those who are working on projects near the Round Meadow gate. The staff is communicating the gate access change to all project managers so everyone is aware and can carefully plan.

During the trial period, the staff will review and evaluate if the operational change improved the safety of the community. The Board of Directors will further consider and decide if this restriction is permanent.

For your reference, a guide which provides specific details on the prohibited vehicles is included. If your vendors consistently gain access through the Round Meadow gate, it is recommended that you share this information.

As always, if you have any suggestions, please contact me at: [tracie@hiddenhills.org](mailto:tracie@hiddenhills.org)

Sincerely,  
Tracie Blankenship  
General Manager

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


















## VEHICLE WEIGHT CLASS

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# AUTHORIZED VEHICLES

<b>Class 1 - 6,000 lbs &amp; Less</b>			
			
Minivan	Cargo Van	SUV	Pickup Truck
<b>Class 2 - 6,001 to 10,000 lbs</b>			
			
Minivan	Cargo Van	Full-Size Pickup	Step Van

# PROHIBITED VEHICLES

<b>Class 3 - 10,001 to 14,000 lbs</b>			
			
Walk-in	Box Truck	City Delivery	Heavy-Duty Pickup
<b>Class 4 - 14,001 to 16,000 lbs</b>			
			
Large Walk-in	Box Truck	City Delivery	
<b>Class 5 - 16,001 to 19,500 lbs</b>			
			
Bucket Truck	Large Walk-in	City Delivery	
<b>Class 6 - 19,501 to 26,000 lbs</b>			
			
Beverage Truck	Single-Axle	School Bus	Rack Truck
<b>Class 7 - 26,001 to 33,000 lbs</b>			
			
Refuse	Furniture	City Transit Bus	Truck Tractor
<b>Class 8 - 33,001 lbs &amp; Over</b>			
			
Cement Truck	Truck Tractor	Dump Truck	Sleeper





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## 2022-2023 ASSESSMENTS

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At its meeting of May 17, 2022, the Board of Directors voted to keep the assessment rate the same as the last several years, \$.25 per \$100 of assessed valuation. Assessment invoices will be mailed out shortly. There are a few very important things you need to know:

If you have received a Decline in Valuation from the assessor, please send it to us right away. Per the CC&Rs, only those Declines in Valuation that are dated September 13, 2022 or earlier will be used for the 2022-23 assessment. There will be no adjustments made (nor refunds issued) for Declines in Valuation obtained after that date.

As a courtesy, this year we will be emailing invoices as well as sending them through snail mail, so please also verify that your email address in DwellingLIVE is correct. We will use the contact information associated with the person marked "Owner" in your property profile.

The following is a list of fast and convenient ways to make your assessment payment.

**No Cost Option:**

Check, made payable to Hidden Hills Community Association.

Mailed or dropped off at the association office at the community center.

Credit Card through QuickBooks, a 3% fee will be added to all credit transactions.

We accept Mastercard, Visa, American Express and Discover.

ACH Payment through QuickBooks, a 1% fee will be added to all transactions.

Your Bank Bill Pay System, enter your bill and pay online.

Please reference the invoice number and property address on your payment.

Wire Transfer, contact [Stefany@hiddenhills.org](mailto:Stefany@hiddenhills.org) for details and wiring instructions.

**PLEASE NOTE:** you are responsible to pay your assessments whether you receive the invoice(s) or not. If you do not receive your invoice by the end of October, please call the office and request a duplicate. Assessments are due on November 10, 2022, and late if not received or postmarked by December 10, 2022. Late payments will result in a 10% penalty and 12% interest (APR) until paid, so make sure you pay your assessments on time.





HIDDEN HILLS COMMUNITY ASSOCIATION

## EQUESTRIAN SERVICES TIP OF THE MONTH

# Daylight Savings Time Is Ending Soon!

**HELPFUL TIPS** for Horse and  
Rider Safety in the Autumn & Winter

Daylight Savings Time ends on Sunday, November 1st, which means that more riders will be finding themselves dealing with dusk and evening conditions during their rides. This seems like a good time to review safety tips that especially pertain to this time of year.

Riding and hand-walking your horse in low light conditions can be extremely dangerous, and should be avoided if possible. If you find yourself out with your horse at dusk or after dark, it is important to remember that we do not have streetlights in Hidden Hills. Even with streetlights, in spite of their size, horses are not readily visible to approaching vehicles. White blazes and white horses do not make horses immune to this problem. Without reflective gear of some sort, cars may not see you and your horse until it is too late for them to avoid you or slow down to a safer speed when passing.

In addition, while horses have better night vision than we do, things that look familiar and non-threatening during the daytime may be unfamiliar and frightening to your horse at night.

Wear reflective gear! Ideally you and your horse should be wearing items that are reflective, such as vests, helmet bands, browbands, riding sheets, and various bands for both horse and rider.

*Websites that have reflective gear:*

**[Reinsofthenight.com](http://Reinsofthenight.com)**

**[Horze.com](http://Horze.com)**



Hello Hidden Hills Community,

Please pick up after your dogs. Cleaning up after your dogs shows respect for our neighbors and our community and it's a common courtesy not to leave your dog's droppings for others to look at, step in, or clean up.

The HHCA has placed dog waste stations throughout the community for your convenience with waste **bags** and **trash bins** for disposal. Please use them.

Los Angeles Municipal Code requires **dog defecation to be immediately removed by the owner of the animal**. Los Angeles County's pooper scooper law is listed under the county's nuisance ordinance and says, "Animal defecation on public property or upon private property other than the owner's property is prohibited."

Thank you!





# FARMERS MARKET

CHILDRENS  
ACTIVITIES, FLOWERS,  
MUSHROOMS, NEW FARMERS,  
FRESH FISH TRUCK,  
NEW DINNER OPTIONS & MORE

WE ARE CELEBRATING 3 YEARS SERVING THE  
HIDDEN HILLS COMMUNITY!



**EVERY TUESDAY**  
**2PM - 6PM**



COME ON OUT AND SUPPORT & CELEBRATE  
YOUR FARMERS MARKET





# MISS KIM'S TODDLER *Music Circle*



Join long-time Hidden Hills music teacher Miss Kim, (*aka Kim Saunders*), for a “mommy and me” style music circle, full of singing, dancing and playing fun rhythm instruments, keyboards and hand bells, for children ages **1 to 3 years**.

***Moms, dads, grandparents, nannies are welcome!***

**WHEN:** Mondays 3:45pm - 4:30pm

**WHERE:** Recreation Room (HHCA)

**FEE:** Pay as you go...\$20/class, \$12/class each sibling  
(Cash, Check or Venmo)

**QUESTIONS:** [kims484@gmail.com](mailto:kims484@gmail.com)



# HIDDEN HILLS TIME:BALL TOURNAMENT

**Sunday, November 6th | 10:30AM - 2:30PM**

**Hidden Hills, CA • Individual Competition • 2 Hours of Playing Time**

**COMMUNITY • FOOD TRUCK • DRINKS • TENNIS**



More Info: [www.racketnut.com/events](http://www.racketnut.com/events)





# DRAW QUEEN BINGO!

at The Community Center

ADULTS ONLY!

November 10th

6:30PM - 9:00PM

★ Tickets \$10 ★ BYOB ★ Light Snacks Provided ★





HIDDEN HILLS MOVIE NIGHT PRESENTS

HOLLY  
HUNTER

ROBERT  
DOWNEY, JR.

ANNE  
BANCROFT

A JODIE FOSTER FILM

# HOME FOR THE HOLIDAYS



NOVEMBER 18th *Home For The Holidays* PG  
7PM-9PM

ENJOY THIS SPECIAL FEATURE IN OUR THEATRE

SPONSORED BY THE PARKS AND RECREATION COMMITTEE



# CANDIDATE FORUM

**November 29th | 6PM**

at the Community Center




HIDDEN HILLS MOVIE NIGHT PRESENTS

# HOME ALONE 2

LOST IN

NEW YORK



**DECEMBER 9th *Home Alone 2* PG**  
**7PM-9PM**

**ENJOY THIS SPECIAL FEATURE IN OUR THEATRE**

**SPONSORED BY THE PARKS AND RECREATION COMMITTEE**





## NANNY WANTED

We are looking for an experienced, dedicated and patient sitter/nanny who would be available to watch our active, energetic 17-month-old son. We will need someone who is available at least 2 days per week, for about 4-5 hours at a time, mainly in the mornings/first half of the day, and mainly during the work week. If interested, please contact Sandra at [sandra.partam@gmail.com](mailto:sandra.partam@gmail.com), or text at 818-606-7067, for more details on location/schedule/pay and to have a chat.

## FOR SALE

Like new Hydrow Rower rowing machine. Purchased new for \$2,495 + tax. Selling for \$2,000 OBO. Please call John (310) 560-7358 or Gabrielle (310) 650-4142



## 2 BARN STALLS TO RENT

2 barn stalls for rent, includes a large shaded arena, plus your own private Tack Room, with it's own lock and key for saddles, bridles, & horse equipment. Contact: Susan Landon 23744 Oakfield Rd., Hidden Hills, 818.469.7473



## PROFESSIONAL TUTOR

Specializing in writing, 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 in your home or the Calabasas Library. Personal communication with teachers. I have over 17 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](mailto:meblm@aol.com).



## PERSONAL TRAINER

My name is Margaret Scuderi. I am an ACE certified personal trainer with over 35 years of experience. I am available to help you reach your fitness goals in 2022.

We could take outdoor walks, work on strength and conditioning in your home, gym and I'll create an overall exercise plan. I will work with all ages, including seniors. References available upon request.

(310) 503-1748

Lily Kasower (resident)

## BABYSITTING SERVICES



\$20/HOUR  
HIDDEN HILLS ONLY  
818-740-8842

## Babysitter/Petsitter Available

My name is Nathan Danese. I am 15 years old and will be a sophomore at Viewpoint School in the Fall. If you need babysitting I would be more than happy to help you out! I am very good with kids of all ages, and can work early mornings to late nights. I can also look after your pets.

805-795-9225  
nathan.danese@icloud.com



## STRENGTH & FITNESS FOR EVERY BODY



COME FOR THE *COMMUNITY*  
STAY FOR THE RESULTS

MONDAY 8AM  
WEDNESDAY 8AM  
FRIDAY 8AM

At the Hidden Hills  
Community Center

MORE INFO?  
PHONE: 818 917 2515  
debspellman@att.net

RepEFX

Looking for a babysitter?



## BONNIE & SOPHIE WATKINS BABYSITTING SERVICE

Available for hire

Available anytime (weekends/weekdays)

Children age 2-13 | Hourly Rate: \$15

Sophie Watkins: 818-540-5770

Bonnie Watkins: 818-540-5796

The two of us come as a package deal and charge 15 dollars total. We are willing to look after your children including during community events as well as pet sitting. We love animals and have five dogs of our own. We are sixteen years old. We live on Jim Bridger Rd. Round Meadow Elementary is our alma mater. I (Bonnie) attend an arts school and can do fun art projects/ musical theater fun projects.