



Welcome to Westside Trails!

Dear Neighbor,

Welcome to Westside Trails! We are truly glad you are here and excited to have you as part of our growing community. Whether you are settling into your home for the first time or transitioning from another neighborhood, we hope you quickly feel at home among your neighbors and the natural beauty that surrounds us.

Westside Trails is more than just a place to live—it's a community built on shared values of respect, stewardship, and pride of ownership. Our scenic surroundings, open spaces, and developing trail systems are here for everyone to enjoy, and we encourage you to take full advantage of all our neighborhood has to offer.

About Our HOA

As a homeowner, you are also a member of the Homeowners Association (HOA). The HOA exists to help preserve the quality, appearance, and long-term value of our community. Through thoughtful planning and shared responsibility, we work together to maintain a neighborhood that is both beautiful and welcoming.

Our Covenants, Conditions, and Restrictions (CC&Rs) are designed to ensure that properties are well-maintained and that we all contribute to a positive living environment. This includes proper care of landscaping, responsible management of pets and livestock, and minimizing nuisances such as odors, pests, and debris.

Architectural Review (ARC) Process

To maintain a cohesive and attractive community, certain exterior improvements require approval from the Architectural Review Committee (ARC) prior to construction or installation. This includes items such as fencing, barns or outbuildings, chicken coops, and other structural additions or modifications.

We encourage you to submit your plans early in the process to ensure they align with community guidelines and to avoid delays. The ARC is here to work with you and support your vision while preserving the overall character of Westside Trails. Submission details can be found on our HOA website or by contacting the HOA Board of Directors at westsidetrailshoaboard@gmail.com or <https://westsidetrails.com/arc>

Stay Connected

*To ensure you receive important updates, notices, and have access to our HOA website, **please provide the HOA with your current contact information, including your name, phone number, and email address.** This helps us maintain clear communication and keep you informed about community news, events, and important matters.*

Community Involvement

We believe a strong neighborhood starts with connection. Westside Trails encourages a spirit of involvement—whether that's participating in neighborhood gatherings, contributing to community improvements, or supporting local outreach efforts such as food banks and shelters. Your participation helps strengthen the sense of community we value.

HOA Dues

As part of the association, homeowners contribute dues that support the upkeep and improvement of shared spaces and services. We are committed to keeping these fees reasonable and transparent. If you have any questions, our board members are happy to assist.



Helpful Contacts

If you ever have questions or need assistance, please don't hesitate to reach out:

- HOA Board Members: westsidetrailshoaboard@gmail.com
- Emergency Services: Police, Fire, and Medical (911)
- Westside Trails Website: <https://westsidetrails.com>

You will also receive additional information regarding HOA guidelines, meetings, and community updates. We encourage you to stay engaged, ask questions, and consider getting involved—your voice plays an important role in shaping the future of our neighborhood.

We're Glad You're Here

Once again, welcome to Westside Trails. We're excited to have you as part of the community and look forward to getting to know you. Together, we can continue to make this a place we are all proud to call home.

Warm regards,

West Side Trails HOA Board of Directors

President: Doug Simpson

Secretary: Teresa Williams

Treasurer: Terry Croads

Man at Large: Alan Kunkel