



THE  
HIDDEN HILLS  
COLLECTIVE

# Why *Hidden Hills*

A BUYERS GUIDE TO QUIET LUXURY LIVING

An insider's look into life behind the gates – it's a way of life rooted in privacy, peace, and timeless California luxury.

May Nachum | DRE 02205399

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# Welcome

## *An Introduction to Hidden Hills*

### 01 A GATED COMMUNITY

- 24-hour guarded entrances ensure **privacy, safety,** and **peace of mind.**
- Controlled access **limits traffic** and preserves the quiet, rural atmosphere.

### 02 AN INCORPORATED CITY

- Hidden Hills is one of the few gated communities in Los Angeles that's also its own city, giving residents **civic autonomy.**
- The local **City Council** and dedicated sheriff's substation provide responsive, **personalized governance.**
- Residents have **direct voting rights** and influence over city policies, from zoning to public safety.

### 03 A HOMEOWNERS ASSOCIATION

- Strict design and construction guidelines preserve the **aesthetic integrity** and **value** of every home.
- The HOA ensures **peaceful weekends**—no construction or disruptive work on Saturdays.
- Shared standards maintain harmony, from fence lines to horse trails, ensuring the neighborhood's character endures.

### 04 A COMMUNITY

- Neighbors connect through **shared values,** local schools, and equestrian trails.
- Annual gatherings, **events,** and neighborhood **traditions** keep the spirit of connection alive.
- Kids still play outside, parents walk the trails, and life unfolds at a **gentler pace** within the gates.

# Security & Safety – a Guarantee

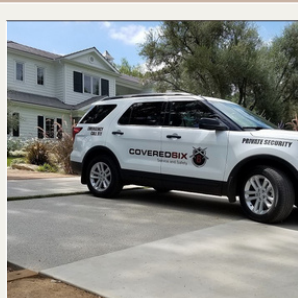
Security in Hidden Hills is both visible and deeply ingrained in daily life.

With roaming rovers patrolling the community around the clock and stationed guards at every entrance, residents enjoy the peace of knowing help is never far away. The rovers can be called directly for anything—from suspicious activity and vehicle assistance to the occasional lost dog—and they respond with a level of attentiveness unique to this city. Every guest, vendor, and delivery must be pre-cleared through the gates, ensuring that nothing and no one enters without a resident's authorization. This combination of human vigilance and controlled access creates a seamless sense of safety that defines life inside the gates.

During times of crisis, Hidden Hills' preparedness shines. In each of the last four major regional fires, the city remained fully protected thanks to immediate collaboration between public fire departments and the community's own private fire resources. The area benefits from daily sheriff presence, guaranteeing instant response when needed. Even during the January 2025 wildfires—when nearby neighborhoods feared looting—Hidden Hills residents remained secure behind guarded gates and monitored perimeters. The result is a rare and genuine peace of mind: a place where safety is not a feature, but a way of life.



Guard Gated 24/7



Private Security  
Roaming



On-site Sheriffs



# *The Lifestyle*

**DAILY RHYTHMS &  
SLOW LUXURY**

**Where the days move gently, and luxury is defined by space, serenity, and simplicity.**

## Play, Move, and Unwind

Hidden Hills is designed for recreation that feels effortless. The community's private pickleball and tennis courts invite friendly matches at sunrise or under the soft evening lights, while children learn the joy of sport in a safe, neighborly setting. Residents walk or ride along miles of scenic trails that wind through oaks and wildflowers, connecting directly to the Ahmanson Ranch preserve. Fitness here isn't about gyms or routines—it's about living in motion, surrounded by nature.

## Where Streets Become Trails

In Hidden Hills, you're more likely to pass a golf cart or a horse than a car. The city's wide bridle paths and equestrian easements connect homes, barns, and open spaces, creating a lifestyle that blends California ranch charm with quiet sophistication. Kids ride bikes freely along tree-lined lanes, families take evening cart rides to neighbors' houses, and even errands feel like leisure. The rhythm of daily life is slower, more intentional, and beautifully connected.

## A Landscape of Leisure

Each day unfolds against a backdrop of rolling hills and golden light. Whether it's a morning hike through the trails, a walk to the community center, or an afternoon spent watching the sunset from Ahmanson ranch, Hidden Hills offers residents the rare luxury of presence. Time stretches here. Days feel fuller. And the peace that defines this enclave is something that can't be built—it can only be lived.





  
**Welcome Home!**  
Slow Down, Relax  
Children & Horses  
At Play  


# The Calendar of Connection: Community Events

SUMMER BBQS



COMMUNITY PARTIES  
(NEW RESIDENTS; SUMMER  
KICKOFF; WINTER SOCIAL)



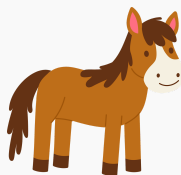
THEATER  
JUNIOR KIDS MUSICALS  
21+ COMMUNITY CHARITY MUSICALE



FIESTA  
2-DAY INDEPENDENCE FESTIVITIES  
(PARADE, CHILI COOK-OFF,  
CARNIVAL, PANCAKE BREAKFAST)



PARKS & REC EVENTS  
(TRIVIA; BINGO; WINE & PAINT; UGLY  
SWEATER KARAOKE)



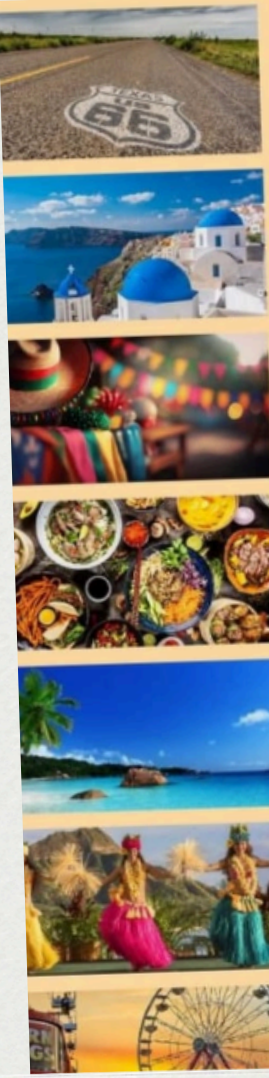
# HIDDEN HILLS SUMMER BBQS

NO PASSPORT NEEDED

THURSDAYS 5:30-8:30PM  
at the Community Center

\$10 TICKET / PER PERSON

- JUNE 26 Texas BBQ on Route 66
- JULY 10 Flavors of the Mediterranean
- JULY 17 Mexican Fiesta Night
- JULY 24 Asian Night Market
- JULY 31 Jammin' in Jamaica
- AUGUST 7 Tropical Hawaiian Luau
- AUGUST 14 All-American State Fair



**HAYANA NIGHTS**

HIDDEN HILLS NEW RESIDENT WELCOME PARTY

MAY 20th 2023 | 6-10pm

at the Community Center

R.S.V.P BY MAY 12TH

Engulf yourself in Cuba with Live Cuban Music, Salsa Dancing, Food and more

BROUGHT TO YOU BY HIDDEN HILLS PARKS & REC COMMITTEE

RESIDENTS & ADULTS ONLY

# Santa-Hanu-Khan Family Horse Show

Sunday, December 7th 9:30 AM

All residents are welcome, even if you don't have a horse! There's something for everyone. Free event!

Spring Valley Arena  
Sunday, 12/07 9:30 AM

- Leadline Class first
1. Walk Only Western Pleasure
  2. Walk Only Western Equitation
  3. Walk Only English Pleasure
  4. Walk Only English Equitation
  5. Walk Only Championship "Riding Demonstration"
  6. Walk/Jog Western Pleasure
  7. Walk/Jog Western Equitation
  8. Walk/Trot English Pleasure
  9. Walk/Trot English Equitation
  10. Walk/Trot Championship
  11. Western Pleasure
  12. Western Equitation

Free Pony Rides

Special prizes for leadline!

Arts & Crafts Table

Make a Gingerbread Barn

Come cheer for your favorite horse or pony. Bring a friend neighbor

FUN FOR ALL AGES!

**HALLOWEEN PARTY**

Sunday October 26th

4-7PM

Spooktacular Activities Including:

**VIA NIGHT**

WITH TJ RAMINI THE QUIZMASTER

Thursday November 6 7-10PM

DRINKS PRIZES SNACKS

TEST YOUR GENERAL KNOWLEDGE \$10 / individual

# HIDDEN HILLS WOODSTOCK FIESTA

**TAKE YOUR PARADE FLOAT TO THE NEXT LEVEL -  
FREE CLASS WITH HOLLYWOOD PROS  
SATURDAY, SEPTEMBER 6TH AT 10:00AM**

Turn heads at the Fiesta Parade. Join us on September 6th at 10:00 A.M. at the Community Center for a special Fiesta Parade Float Making Class led by Hollywood pros whose creative work can be seen on hit TV shows and films such as *Baller*, *The Lincoln Lawyer*, *Dexter*, *Star Trek*, *The Morning Show*, and many more.

Whether you're a first-timer or a float fanatic, you'll get hands-on tips and tricks from film and TV set decorators who know how to make magic. Learn how to transform your ideas into a parade-worthy masterpiece

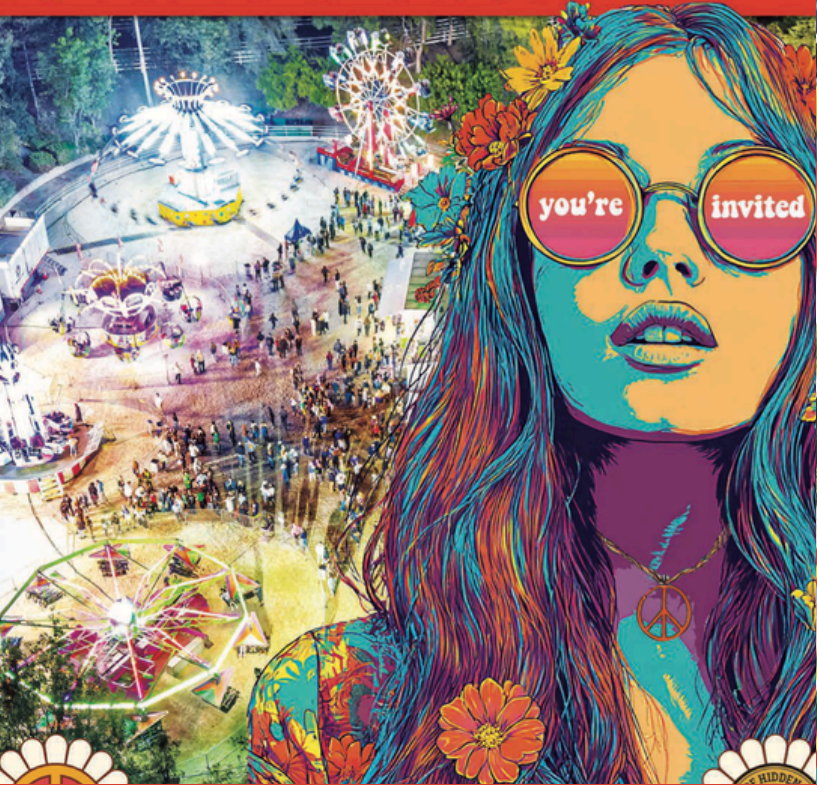
It's fun. It's free. And it's open to all skill levels! Reserve your spot today by emailing [admin@hiddenhillscity.org](mailto:admin@hiddenhillscity.org) or calling 818.888.9281.

## Grand Marshal - Howie Mandel

Fiesta Weekend has always been our cherished two days to honor the unique heritage of our community and to celebrate the people who make Hidden Hills such a special place to live. Each year, the Grand Marshal plays a central role in setting the tone for the festivities and leading us into a weekend of connection and fun.

This year, that honor goes to a constant presence in show business for more than 30 years, Hidden Hills resident Howie Mandel. The accomplished comedian, host, husband, and father of three will lead the celebration with a spirit of peace, good vibes, and neighborly friendship all in perfect harmony with our "Woodstock Hidden Hills" theme.

Howie and his wife, Terry, have been Hidden Hills fixtures for more than 30 years and raised all three of their children here. With many fond memories of the Parade and Carnival over the years, we are thrilled to have Howie take the reins, help kick off this year's festivities, and spread a little tie-dyed joy along the way.



## SATURDAY MORNING

### Fiesta Parade

- Parade theme - "Woodstock Hidden Hills"  
Decorate your float, horse, golf cart, bike, etc.
- 8:00 am line-up at Round Meadow Elementary School. Parade begins at 9:00 am
- No motorcycles, motorized scooters, or stallions in the parade
- Equestrian riders must wear a helmet
- Parade closures
  - 7:30 am - Round Meadow Gate closes until parade ends
  - 8:30 am - Round Meadow Road closes until parade ends
  - 9:00 am to 2:30 pm - Long Valley Road is closed in front of Community Center
- Parade entry forms available at City Hall and online at [www.hiddenhillscity.org](http://www.hiddenhillscity.org)

## SATURDAY AFTERNOON

### Community Center Afternoon 11:00 am - 2:00 pm

- Kid's Zone, pet contest (11:30 am), arts and crafts, Miss Kim's music mania, "Kitty's" drink booth and goodies
- In-N-Out Burger Lunch - See Reservation Form on Page 7. No In-N-Out Lunch day-of purchases.

### Chili and Cornbread Cook-off

- Chili must be cooked ahead of time and brought in a crock pot
- Provide necessary condiments for your chili
- Power strips, spoons, cups and napkins provided by City
- Drop off chili and cornbread between 8:30-11:00 am; Judging: 11:30 am - 12:30 pm

### Bake Contest

- Cakes, Pies, Cookies, Brownies, Bread, Muffins
- Drop off baked goods between 8:30-11:00 am; Judging: 11:30 am - 12:30 pm

### Children's Art Show

- Budding artists 17 and under are welcome
- Any medium can be shown; Limit 3 pieces of art per artist
- All items must be delivered to the Community Center on Friday 10/17 between 4:00 pm - 6:00 pm
- We cannot be responsible for lost, stolen, or damaged art
- Entry forms available at City Hall and online at [www.hiddenhillscity.org](http://www.hiddenhillscity.org)

### Adult's Art Show

- Hidden Hills Residents (18 and over) are welcome
- Any medium can be shown
- Limit 3 pieces of art per artist, depending on size and space availability. All items must be delivered to the Community Center on Friday 10/17 between 4:00 pm - 6:00 pm

**In-N-Out Burger lunch \$12**  
Includes double-double,  
chips & drink.

Lunch tickets go on sale BEGINNING  
Wednesday, 10/1 and must be purchased  
by Wednesday, 10/15 at  
City Hall (Spring Valley) or online  
at [hiddenhillscity.org](http://hiddenhillscity.org).



## SATURDAY EVENING

### Community Dinner

#### Community Dinner provided by Tavern 101

- Menu to include: Grilled Tri-Tip, Baby Back Ribs, BBQ Salmon, Veggie Option and many delicious sides.
- Craft Beer and Wine sold by Pedalers Fork
- Dinner tickets go on sale BEGINNING WEDNESDAY, 10/1 and must be purchased by Wednesday, October 15 at City Hall (Spring Valley) or online at [www.hiddenhillscity.org](http://www.hiddenhillscity.org). See reservation form on page 7.

### Night Time Carnival

#### Family Friendly Carnival for all-ages

- Free game/ride wristband with each dinner ticket purchase
- Spring Valley arena 4:00 - 10:00 pm (dinner begins at 5:00 pm)
- Free trolley service 3:30 - 10:30 pm.
- The trolley will travel to and from Spring Valley Arena
- Free face painting and balloon animals
- Free popcorn and cotton candy throughout the night
- Wristbands go on sale BEGINNING WEDNESDAY, 10/1 and must be purchased at City Hall (Spring Valley) or online at [www.hiddenhillscity.org](http://www.hiddenhillscity.org) by Wednesday, October 15. See reservation form on page 7.



YOU'RE INVITED

# FIESTA '24

## SPORTS AND THE ARTS UNITE US ALL!



### 024 Grand Marshals Nancy Fanner and Nina Olander

Nancy Fanner, 97 years young, and her husband Walter moved to Hidden Hills in 1951, where they built their home after purchasing it for \$4,995. Nancy had 4 "Hidden Hills babies" and her first child, Cindy, has the distinct honor of being the first baby to be born in Hidden Hills.

Nina Olander, 91 1/2 years young, and her husband Roland moved to Hidden Hills in 1958 for the excellent school district and they needed to own property with room to expand for their soon to be wing family. Nina was 7 months pregnant when they purchased home that she still lives in today where she gave birth to three Hidden Hills babies.

Nancy and Nina have many fond memories of how Hidden Hills developed and grown over the past 70 years and are honored to have been chosen your Fiesta 2024 Parade Grand Marshal's.



SEPTEMBER 14-15, 2024

## Fiesta Parade

- Parade theme - "Sport and the Arts Unite Us All!" Decorate your float, horse, golf cart, bike, etc.
- Saturday, September 14, 8:00 am line-up at Round Meadow Elementary School. Parade begins at 9:00 am
- No motorcycles, motorized scooters, or stallions in the parade
- Equestrian riders must wear a helmet
- Parade closures
  - 7:30 am - Round Meadow Gate closes until parade ends
  - 8:30 am - Round Meadow Road closes until parade ends
  - 9:00 am to 2:30 pm - Long Valley Road is closed in front of Community Center
- Parade entry forms available at City Hall and online at [www.hiddenhillscity.org](http://www.hiddenhillscity.org)



**In-N-Out Burger**  
**In-N-Out Burger lunch \$11**  
 Includes double-double, chips & drink.  
 Lunch tickets go on sale BEGINNING Wednesday, 8/28 and must be purchased by Wednesday, September 11 at City Hall (Spring Valley) or online at [hiddenhillscity.org](http://hiddenhillscity.org).



## SATURDAY Community Center Afternoon

- Saturday, September 14, 11:00 am - 2:00 pm (after the parade)
- Kid's Zone, pet contest (11:30 am), arts and crafts, Miss Kim's music mania, "Kitty's" drink booth and goodies
- In-N-Out Burger Lunch - See Reservation Form on Page 7. No In-N-Out Lunch day of purchases.

## Children's Art Show

- Saturday, September 14 - Community Center
- Budding artists 17 and under are welcome
- Any medium can be shown
- Limit 3 pieces of art per artist
- All items must be delivered to the Community Center on Friday 9/13 between 4:00 pm - 6:00 pm
- We cannot be responsible for lost, stolen, or damaged art
- Entry forms available at City Hall and online at [www.hiddenhillscity.org](http://www.hiddenhillscity.org)
- All items must be picked up immediately following event

## Chili and Cornbread Cook-Off

- Saturday, September 14 - Community Center
- Chili must be cooked ahead of time and brought in a crock pot
- Provide necessary condiments for your chili
- Power strips, spoons, cups and napkins provided by City
- Please provide a description of your chili
- Drop off chili and cornbread between 8:30-11:00 am
- Judging: 11:30 am - 12:30 pm

## Adult's Art Show

- Saturday, September 14 - Community Center
- Hidden Hills Residents (18 and over) are welcome
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## Bake Contest

- Saturday, September 14 - Community Center
- No cost to enter but entry form required
- Cakes, Pies, Cookies, Brownies, Bread, Muffins
- Drop off baked goods between 8:30-11:00 am

## SATURDAY EVENING

### Community Dinner

- Menu to include: bbq chicken, grilled tri-tip, Mexican Caesar salad, mac'n cheese, green beans, roasted red potatoes, pasta Primavera (veg), cornbread muffins, cobblers, lemonade and water.
- Craft Beer and Wine sold by Pedalers Fork
- Dinner tickets go on sale BEGINNING WEDNESDAY, 8/28 and must be purchased by Wednesday, September 11 at City Hall (Spring Valley) or online at [www.hiddenhillscity.org](http://www.hiddenhillscity.org). See reservation form on page 7.

### Night Time Carnival

- "The best Carnival in Hidden Hills"
- Free game/ride wristband with each dinner ticket purchase
- Spring Valley arena 4:00 - 10:00 pm (dinner begins at 5:00 pm)
- Free trolley service 3:30 - 10:30 pm.
- The trolley will travel to and from Spring Valley Arena
- Free face painting and balloon animals
- Free popcorn and cotton candy throughout the night
- Wristbands go on sale BEGINNING WEDNESDAY, 8/28 and must be purchased at City Hall (Spring Valley) or online at [www.hiddenhillscity.org](http://www.hiddenhillscity.org) by Wednesday, September 11.

# FIESTA '23

## Once Upon a Time in Hidden Hills SATURDAY

SEP 30 - OCT 1



SEE YOU THERE!!!



### 2023 Grand Marshal Stuart Siegel

Stuart Siegel is a true community champion. He served for Twenty-Eight years on the City Council and was Mayor seven times. When asked about his best memories, Stuart reflected on the camaraderie he's shared with fellow Council Members and staff. He went on to say that he is extremely proud that he was part of the leadership team that made the Ahmanson Ranch permanent open space rather than a huge development.

Known for his keen ability to diffuse any tense situations, Stuart's favorite phrase was "I'm Just Your Neighbor."

### Fiesta Parade

Parade theme - "Once Upon a Time in Hidden Hills"  
Decorate your float, horse, golf cart, bike, etc.  
Saturday, September 30, 8:00 am line-up at Round Meadow Elementary School. Parade begins at 9:00 am  
No motorcycles, motorized scooters, or stallions in the parade  
Equestrian riders must wear a helmet  
Parade closures  
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In-N-Out Burger lunch \$11  
Includes double-double, chips & drink.  
Lunch tickets go on sale BEGINNING MONDAY, 9/11 and must be purchased by Wednesday, September 27 at City Hall (Spring Valley) or online at [hiddenhillscity.org](http://hiddenhillscity.org).



## SATURDAY

### Community Center Afternoon

- ☆ Saturday, September 30, 11:00 am - 2:00 pm (after the parade)
- ☆ Children's activities, pet contest (11:30 am), arts and crafts, Miss Kim's music mania, "Kitty's" drink booth and goodies
- ☆ In-N-Out Burger Lunch - See Reservation Form on Page 7.
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### Children's Art Show

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- ☆ Any medium can be shown
- ☆ Limit 3 pieces of art per artist
- ☆ All items must be delivered to the Community Center on Friday 9/29 between 4:00 pm - 6:00 pm
- ☆ We cannot be responsible for lost, stolen, or damaged art
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## SATURDAY EVENING

### Community Dinner

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# Seasons in the Hills

## HOLIDAYS RULES & TRADITIONS

**Moments of stillness, community, and joy throughout the year.**



### The Gift of Quiet Days

In Hidden Hills, holidays are treated with the reverence of a tranquil weekend. On all federal holidays — including New Year’s Day, Martin Luther King Jr. Day, President’s Day, Memorial Day, Juneteenth, Independence Day, Labor Day, Veterans Day, Thanksgiving (and the day after) and Christmas Eve & Christmas Day — the HOA enforces a “no construction, no landscaping” rule and treats the day as if the community itself is on pause.

Construction-related activities (such as building supplies delivery or roll-off bins) and service providers like gardeners, landscapers, window washers, and mobile pet groomers are explicitly non-approved on these holidays.

Meanwhile approved services (newspapers, Courier/UPS/FedEx, deliveries of groceries/animal feed, home health care, etc.) continue so the rhythm of life isn’t interrupted.

The result: when school is out, the gates are quiet, the streets are still, and families enjoy shared time in a true residential sanctuary.

### A Landscape of Leisure

One of Hidden Hills’ most beloved traditions takes place each October. On this night the neighborhood transforms: certain streets are closed off to vehicles and become pedestrian and golf-cart zones, allowing children in costume to trick-or-treat safely, neighbors to greet each other, and the community to come alive in a single evening of magic. The gates stay guarded, the cars stay parked, and the focus is on fun, connection, and memory-making.

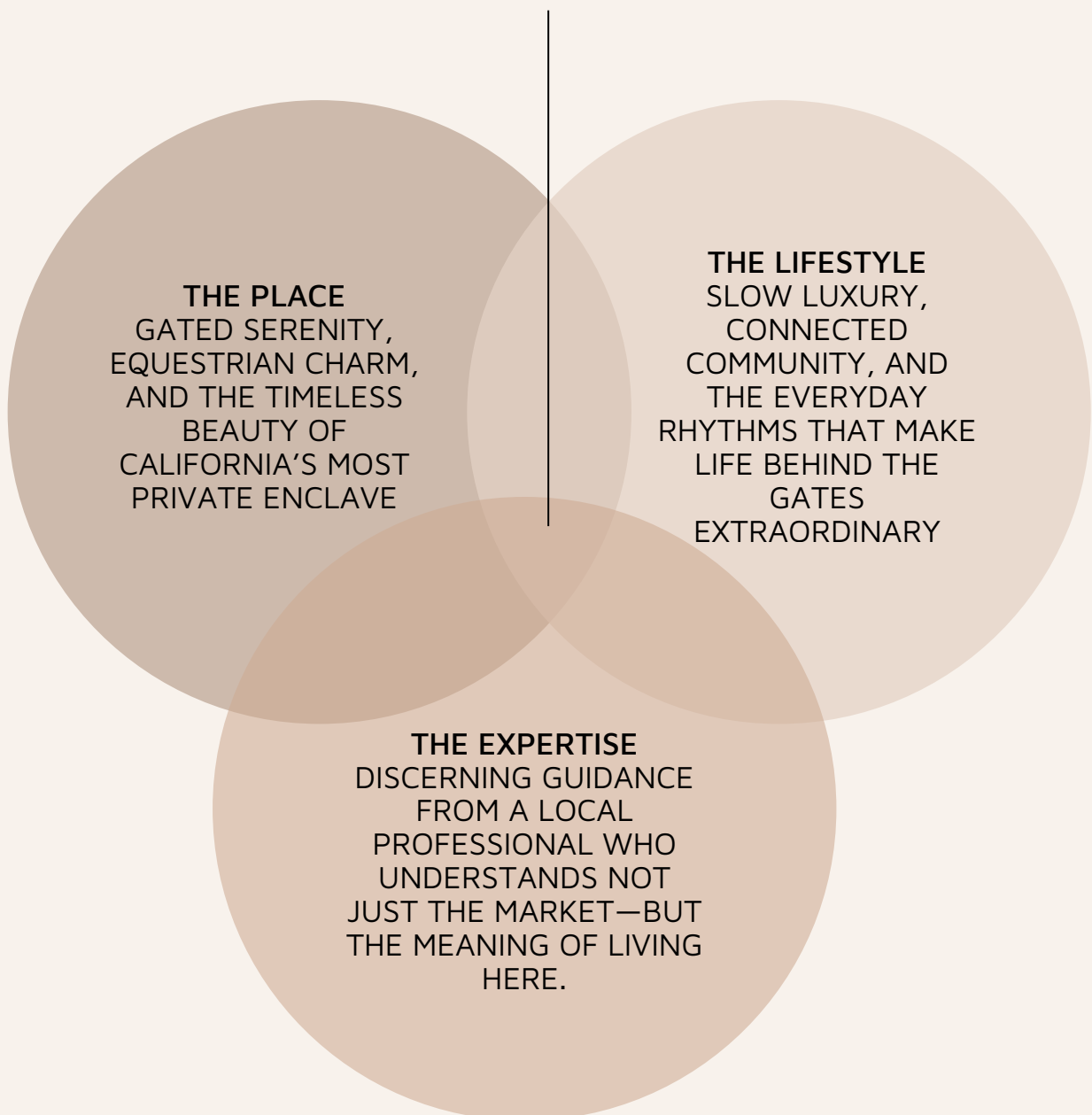
It’s a night where the luxury isn’t the size of the homes, but the size of the smiles— where the rhythm slows and the street becomes the stage for shared joy.



# *The Hidden Hills Collective*

AN EXCLUSIVELY CURATED  
REAL ESTATE PORTFOLIO

## THE INSIDER'S BUYERS GUIDE TO HIDDEN HILLS THE INTERSECTION OF PLACE, LIFESTYLE, AND EXPERTISE.



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