



Eastview Patio Homes II Association, Suite 215, 11717 Bernardo Plaza Ct., San Diego, CA 92128

APRIL 2019

PRESIDENT'S MESSAGE

Welcome to our new Board!

Thanks to our retiring Board members John Mullin and Mandy Richins. Thanks for their service, as our neighborhood is a better community because of their well appreciated time and effort! We have added re-elected Dan Porter and newly elected Linda Neidermeyer to our 2019-2020 Board.

NEW BOARD

Ron Filson- President
Dan Porter- Vice-President/Landscape Director
George Gigliotti- CFO/Hardscape Director
Linda Neidermeyer-Secretary/Welcoming/Home Inspections Director
Remaining Member will be appointed to fill remaining term of Mandy Richins

We are looking forward to a new year and continuing the progress we're seen in keeping our Patio II Homes, a premier community in Eastview and Rancho Bernardo.

CONTACTING THE BOARD

Please respect the privacy of the Board Members. They serve you without compensation. Owners may write to the Board at: Eastview Patio II Homes, c/o Elite Management, 11717 Bernardo Plaza Ct., Suite 215, San Diego, CA 92128 with any questions, concerns, or complaints (including possible CC&R violations).

You are always welcome to attend an upcoming board meeting, each of which is held on the second Thursday of each month, at the Eastview Community Center, to address the board on any issue directly. Landscape/Hardscape request forms are available on-line at EastviewRB.com or at the clubhouse. All completed request forms can be dropped off at the clubhouse and are reviewed by the board.

HOME INSPECTIONS

TRETAGNIER, BELLECHASE, VERSALLES 2019

As most of you are aware, home inspections are performed by the Board each year covering different portions of the neighborhood in a cycling order. This year Tretagnier, Bellechase, and Versailles residents will be involved, as inspections will begin in middle May.

The Board will be looking for areas that need improvement, mostly from the portions of your home that are visible from the street, but will also involve outside walls in back yards that face out onto the common area. This inspection usually involves issues of worn, faded stucco or painted surfaces, wrought iron gates, chimneys, front doors, garage doors, porch lights, gutters, screens, and overgrown landscaping. Many times power washing will improve these appearances, avoiding painting.

Once the inspections are complete, a letter will be sent to the homeowners who have work that needs to be done. Owners have 90 days from the date of the notice letter to complete the required work. Those who fail to comply will receive another notice, granting a 30-day extension, after which they will, if the work is not completed, be called to come in to a hearing for a face-to-face review and possible fines levied.

These inspections help keep our community fresh in appearance and pleasant for all homeowners. After 35 years of Patio II's existence we are still the best Eastview properties.

LANDSCAPE REPORT

It's springtime and all of our landscaping is starting to bloom. Our slopes and front yards are blooming as are our trees. I hope everyone is enjoying the beautiful weather and the spring foliage.

We ready to start trimming the front yard trees to make sure they are not impinging on to the roof lines and are also doing some shaping to keep them looking good and removing any problematic branches. On the advice of our arborists, we no longer will be topping them.

We were quite fortunate this year and with all the rain we received and have only just begun watering recently. The Red Apple which struggles each winter should start coming back soon and brighten the slopes up. As usual, if you see any broken sprinklers or any excessive water running in the gutters please let us know. There are landscape request forms available at the Community Center as well on the Eastview website, so let us know if you see something needing attention so our landscape contractor and crews can get on it.

FINANCIAL REPORT

The financial results for the first quarter of 2019 were above expectations. Net Income of \$50,000 was \$16,000 favorable to the forecast of \$34,000. This was mainly due to reduced irrigation watering because of the heavy rainfall (for San Diego) in the first quarter. This also translated to a favorable cash position. The reduced expenses coupled with the dues increase caused cash to increase \$33,000 from \$50,000 at the beginning of the year to \$83,000 at the end of March. Water usage is the expense that determines whether or not we achieve our financial results. Your Board will keep a close watch on water usage so that we minimize its use but keep the grass green and optimize our financial results. Obviously weather conditions will play a major role in the outcome.

The audited financial results for 2018 have been received and any homeowner who would like a copy can contact Chris Hodge of Elite Management at 858-485-0881 and he will be glad to mail you a copy.

REMINDERS

Plumbing Policy:

If an owner experiences a problem with any plumbing between the street and the home that is in the common area and the owner feels that it may be caused by tree roots in the common area, then the owner must contact the Association prior to hiring a plumber to make repairs. This will allow the Association to review the problem and consider paying for the repairs. The typical blue plastic piping that goes from the water meter to the houses are failing because of their age and may not be an Association problem. Please be advised that you can manually shut off your water in case of a break at the cement meter box at the street.

Audit Report:

Enclosed with this newsletter is information about how to obtain the audited financial report for the fiscal year ending 12/31/18. We are required to have an audit of our financial records by an outside contractor annually, and have copies for our homeowners. If you have any questions about the audit report, please attend an upcoming meeting or drop us a note at the clubhouse.

Billing:

Please be sure that you use the address of our accounting contractor (California Business Solutions) for mailing in your monthly assessment payments for the Association. The payments should go to: Eastview Patio Homes II, 818 Mission Ave, Oceanside CA 92054. If you use automated banking bill pay system, please be sure they have the correct address and the amount of payment (\$275). Also, if you have questions about your account or are selling, refinancing your home for escrow purposes, please call our bookkeeper, Jeff Simon, at 760-439-1810.

Notice to Renters:

Be sure you are in compliance with the neighborhood rules in Eastview Patio II, please contact the owner of your unit to obtain a copy of the Rules and Regulations, especially before embarking on any home improvements.

City Streets:

If you notice a burnt out street light, graffiti, pot holes, or any other street related problems, you should contact the City of San Diego Streets Division at 619-527-7500 or submit a request with the city's "Get It Done" website.

HOME IMPROVEMENT PROJECTS

Architectural Review Committee Requirements

Eastview is a beautiful community. Our homes and yards mature, there is often a need or desire to upgrade or repair them with any number of projects. Please remember before making any exterior improvements to your home, to fill out and submit an ARC (Architectural Review Committee) form. These forms are available on line at eastviewrb.com, or at the Eastview Community Center office. Failure to do so can result in fines. ARC meets at the Community Center on the second Tuesday of each month at 4pm.