



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

April 2021

PRESIDENT'S MESSAGE

HOMEOWNERS ASSOCIATION'S ANNUAL MEETING AND ELECTIONS

The Annual meeting for the homeowners will be held on Thursday, May 13 via ZOOM. Covid restrictions are still in effect and need to be enforced. No clubhouse this year. The Board will be reviewing its past year's accomplishments and election results being announced. We only have two open positions and two candidates applying, leaving your completed ballot extremely necessary for a certified election. The majority of the homeowners plus one will be needed to complete this process (76 ballots). Please mark your ballot and place it in the small envelope, put the sealed ballot into the larger one (postpaid) and mail.

Thank you in advance for your help in securing our election for 2021.

Annual Meeting Zoom Instructions
Meeting ID: 868 6341 4621
Passcode: 554401
One tap mobile: (669) 900-6833

FINANCIAL REPORT

During the first quarter of 2021 cash has increased from \$110,000 at year end 2020 to \$121,000 at the end of March and is projected to increase another \$15,000 to \$136,000 by the end of May. This should be adequate to allow the association to cover the increased water costs we incur from June to October and still achieve our 2021 budgeted operating income of \$32,000 most of which will be allocated to our reserves. The major risks to achieving this outlook is hot weather, and maintenance of the numerous trees on the property. If we are fortunate to have a normal summer and few broken tree limbs there should be no dues increase for 2022. This report will be updated in July.

LANDSCAPE NEWS

Our front yard tree trimming is complete. This year was a heavy reduction because of increased rains in the past two years and a significantly light reduction in 2019. Safety was our main concern with overhanging branches upon many rooflines, gutters, walkways, exclusive areas and blocking street lights. We will not be reviewing future front yard tree maintenance for 2-3 years. As usual, your Board will consult with certified arborists and professional tree trimmers before any maintenance is performed.

Our slopes are blooming with flowers and unfortunately weeds, as well. The maintenance crews will be rotating throughout our 20 acres to keep ahead of weed growth throughout the spring and summer.

Our front lawns have been punched, fertilized and reseeded in bare areas. Water will be increased during warm/hot days in order to keep them healthy and pristine. If you see water being wasted by broken sprinkler heads, flooding around irrigation boxes, or general excessive run-off, please call **Green-Tech** EMERGENCY #619-779-1716. Otherwise, landscape forms should be used for all other concerns, EASTVIEWRB.COM. They will be addressed as soon as they are submitted. Hoping for a mild summer!

PINECONE ALERT! Please be aware of falling pinecones along the streets of Devereux, Escala, and Belle Helene. The cones are mostly light and dry, but be cautious of their falling potential. This is an annual event and will be over soon.

HARDSCAPE NEWS

Our new No Trespass sign has been installed at the culvert entrance on Devereux. Hopefully, the larger sign and post are a deterrent for anyone wanting to walk that area.

The winter storms caused one of our common area trees on Escala to damage a homeowner's glass fence on Bellechase Circle. The new fencing has been ordered and hopefully installed in the next couple of weeks.

We had some bubbling/stucco repair that was needed on the pony wall on Versailles/Bellechase Circle and a hole/stucco repair on the Devereux wall. The repairs have just been completed.

Hardscape repair request forms are available at the clubhouse or online at Eastviewrb.com. We want to keep our community looking its best!

SECRETARY'S REPORT

WELCOME OUR NEW NEIGHBORS

The Eastview Patio Homes II Board would like to welcome new owners to our community, Thomas and Karen Keeven on Versailles, and Howard and Cheryl Altman on Tretagnier. Please reach out and welcome our new neighbors.

HOME INSPECTIONS

This year the Board will be inspecting the homes on Belle Helene, Chretien, Colonnades, Corte Tezcuco, Tatia and Voisin.

The inspections will occur in May and the Reports will be sent to homeowners in June. Homeowners will have three months to complete any reported concerns.

During the inspection, we will be looking for things that need to be cleaned, repaired and, or painted. The items being checked are front and side stucco walls, patio covers, wrought iron gates and fences, front doors, wooden trim, gutters, light fixtures, screens, chimneys and chimney caps and over-grown vegetation.

We thank you in advance for your participation in keeping our community beautiful.

EASTVIEW HOA WEBSITE:

Don't forget to check out the Eastview HOA website at eastviewrb.com. You will find a wealth of information there, including Board Meeting Minutes, Newsletters, information on CC&R's and a calendar of upcoming events. There are also links to the City of San Diego, San Diego County, the media, and even one to a real time San Diego traffic report.

ARC GUIDELINES

Who is ARC-

The Architectural Review Committee (ARC) is a standing committee of the Eastview Community Center. It is made up of representatives from all three homeowner associations in Eastview. ARC makes all its decisions based on the aesthetics of the area, and all decisions are communicated in writing 2-4 days after the meeting. ARC applications are available at the Eastview Community Center office or online at eastviewrb.com. ARC meets the second Tuesday of each month at 4 p.m.

When to fill out an ARC Form-

The CC&R's require that you submit an ARC application for the approval of any plan for improvements to the exterior of your home. The application must be submitted and the ARC decision given before the work is started.

Improvements include: re-painting home, new roofs, windows, doors, garage doors, patio covers, fencing and gates, walkways, also satellite dishes and solar panels and complete re-landscaping of exclusive use area.

Resident replacement of anything in the Common Area requires approval of ARC and the HOA Board. Any resident doing work without ARC approval is subject to a \$300.00 fine.

Reminder: All walkways in the common area and driveways are maintained by the HOA Board. Any changes requested must be approved by both the HOA Board and ARC.

CONTACTING THE BOARD

COVID has forced the Board to meet via ZOOM. We still meet on the second Thursday of the month at 4:00 and any homeowners are welcome to attend. We post the agenda at the clubhouse and ZOOM instructions. All other questions, concerns, or complaints (including CC&R violations) need to be done through EastviewRB.com, Landscape/Maintenance forms, a signed letter to the Board, or an email to our Property Manager, (chris@elitemanagement.com). Please do not call Board members at their residences, since these are private numbers. Thank you for your cooperation.