



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

JULY 2020

PRESIDENT'S MESSAGE

COVID SUMMER

We've had a very difficult and different start to 2020. Our lives have changed and we're adapting to new practices and procedures.....

As for the HOA, we too are changing our daily duties. Board meetings are being conducted via phone/ZOOM conference calls, your Board communicates only by email or telephone, no face-to-face contact.

Homeowners can still access Landscape/Maintenance Requests, ARC Requests, past newsletters and minutes at EastviewRB.com, Patio II. Our meetings are still the second Thursday of the month at 4:00. Agendas are posted at the clubhouse four days in advance.

Our clubhouse opens on **July 20** under strict rules and guidelines. Please read the guidelines before attending.

- We are currently conducting our annual home inspections through Sept. 30 (Devereux, Parlange, Rosedown)
- Our landscape crews are surveying damaged turf areas in front of our homes. The goal is to bring them back to a healthy, green condition.
- Bees, snails and rabbits are most prevalent in the summer. Management is difficult and on-going, as we work to eliminate their presence. Please tell the landscape crew when bees are found or call Green-Tech.
- Finally, it's never too early to survey your exclusive area/home for potential fire hazards. Check for dry, dead plant matter, worn patio cushions, accumulated combustible material, examine roofs for dead leaves/pine needles, and inspect your rain gutters. We will refresh your guidelines on home fire-safety procedures in future newsletters.

Enjoy your summer and stay safe

Ron Filson
President

SECRETARY'S REPORT

Linda Neidermeyer

WELCOME OUR NEW NEIGHBORS

The Eastview Patio Homes II Board would like to welcome one new family to our community, Jim Wu and Jillian Hou purchased a home on Tretagnier. Please reach out and welcome our new neighbors.

HOME INSPECTIONS

The Board completed all of the street view inspections for Devereux, Parlange and Rosedown. For those homeowners who received a notice for requested maintenance, you have until September 30th to complete the work. Upon completion, please sign the notice and return it to the address noted, or drop it off at the Eastview Community Center Office. We thank you in advance for your participation in keeping our community beautiful.

FINANCIAL REPORT

Cash has increased \$23,000 to \$107,000 during the first half of the year which is \$9,000 more than planned. While cash usually increases during the first half of the year because of lower water usage it was also aided this year by lower administrative and landscape costs. However, the second half of the year will be a real challenge to maintaining cash on hand of approximately \$100,000 at year end because of expected very hot weather for a protracted period of time. Future newsletters will keep you apprised of the situation.

LANDSCAPE

Two major issues have occurred so far this year. With an abundance of spring rain, 18 inches in Rancho Bernardo since October, we have been inundated with **slope weeds** on much of our exterior slopes. Also, much of the Red Apple ground cover was taken over by Downy Mildew (a winter disease). It is slowly recovering.

Current maintenance of our slopes is on a rotational schedule and the crews are continuing to knock down the weed growth. A more permanent solution is being developed by Green-Tech, such as applying seed retarding chemicals and renovating problem areas with new plant material. This is a long process and will be on-going.

Our second issue is that about 1/3 of our **front yard turf** areas have been partially destroyed because of the extreme days of heat we experienced this spring, rabbits, and improper irrigation. Green-Tech will be addressing these areas immediately.

The front yard trees/pines are molting their leaves/needles and seed pods. The landscape crews will be cleaning as necessary through this process. The front yard trees will be trimmed away from your roofline and have a thorough lacing/reduction in early 2021.

Our arborist will be making his annual visit in September. He will inspect all of our tree population for obvious disease, safety and the overall health of our trees. We lost a large Aleppo pine on the Rosedown slope, due to the heavy rain we had in April. Two more trees, in the same area, were also

removed for safety reasons because of their close proximity to homes. All of these were Aleppo pines and recommended removal by the arborist.

Finally and reluctantly, we had to remove a large Canary Island pine on Bellechase/Tretagnier. Its roots were cracking/lifting the sidewalk and cracked a homeowner's rear wall. It basically out grew the tiny area between homes and the street. A tough decision!

Remember, landscape requests are available online at Eastviewrb.com

BEES

Summer has brought back the bees. We have had five hives removed so far this year. All hives were in irrigation boxes throughout the property. If you discover a hive, please call **Green-Tech** (619-592-4708) to report. Bees can be very dangerous to us and our landscapers. Thanks for being the eyes of the neighborhood.

FLAGS

Our flag display on Memorial, Independence, and Veterans Days was the inspiration of our former Board President, Kay Agriesti. We hope to continue this tradition in her spirit. We hope you are pleased with our patriotic display honoring our country's celebrations.

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.

STAY SAFE