

EASTVIEW PATIO HOMES II

Newsletter

PRESIDENT'S COMMENTS **November 2020**

We welcome Winter with hopefully, cool weather and calm days. However, Santa Ana winds are always a threat in San Diego and we have had some tragic results from them. We currently are on the Fire Dept's Brush Management team schedule to be inspected every two-three years for possible fire danger. This effort along with our homeowners participating in their role of reducing fire potential in their exclusive area by removing dead plants, vegetation debris, worn out patio materials, trimming trees and bushes, especially one's touching their home or their neighbors, and cleaning rain gutters, can help. Green-Tech is also, busily cleaning beneath shrubs, clearing up pine needles, adjusting irrigation for healthy shrubs and lawns. Good practices prevent fires!

Also, a reminder about **Holiday Decorations** in the common area (lawns), please make them as portable as possible for mowing on Thursdays and irrigation. Any electrical cords should be safe and removable on mow day. Please remove your decorations, lights, etc. soon after the Holidays. Let's make this a safe and joyful time.

SEASON'S GREETINGS

LANDSCAPE

Fresh green grass is coming up for our Holiday months. We've applied winter rye to all front yards and will reapply as necessary. This is our effort to keep the lawns with dormant grasses looking green through the spring. We will space out mowing and watering as the grass grows.

Our annual visit by Brad Brown, arborist yielded good marks for our slope trees. We have healthy trees with the exception of a few older Liquid Ambers in the park areas. We will remove these in the coming months. Overall, an excellent rating!

Tree trimming schedule for the spring will include all front yard trees. Their lacing will be more severe next year, as their growth was unexpectedly heavy after the rains of 2019-2020. We trim our front yard trees every other year with care to keep the branches away from our rooftops in the interim. We also will be trimming the pear trees (19) along Devereux very soon in November.

Our crew has 20 acres of property to maintain and keep a rotating schedule to include all front yards and slopes. Weeds were our biggest problem this past summer and we are committed to keeping their growth down. Patience is required by all homeowners, as the crews move, on schedule, throughout the neighborhood.

Your help in spotting any common area emergencies, water breaks, bees, landscape issues, etc., please call Green-Tech ASAP emergency numbers, **1-619-592-4708/1-619-779-1716**. All other non-emergency issues should be handled by submitting a Landscape Request form, found on EastviewRb.com/Patio II. These forms are addressed within days of submission. Thank you for your cooperation.

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.

Financial Report

Current Year:

For the ten months ended October 2020 Operating Cash of \$82,000 is up \$2,000 over year end 2019. Operating Cash at the end of 2020 is forecast to be approximately \$95,000 for a full year increase of \$15,000. Operating Income of \$32,000 through October 2020 is \$7,000 over plan and is estimated to be \$42,000 for the full year which is \$4,000 over plan. The difference of \$27,000 between the cash increase of \$15,000 and the Operating Income of \$42,000 is due to expenditures for tree trimming/removal as well as hardscape costs which are reserve expenditures that are paid from the operating account. The Association is in strong financial condition as we head into 2021.

2021 Budget:

Revenue for 2021 will be \$495,804 down \$1,000 from 2020 due to lower interest rates on our cash balances in 2021. Expenses will be \$4,600 more in 2021 due to increased costs for landscape services. As a result Operating Income of \$32,614 will be approximately \$9,000 lower than 2020. Operating cash will most likely increase to approximately \$110,000 after reserve expenditures for hardscape and tree trimming/removal. As is the case every year the final results will depend on the weather and how it affects water usage. There will not be any dues increase in 2021. The Association expects our financial condition to remain strong throughout the year.

SECRETARY'S REPORT

WELCOME OUR NEW NEIGHBORS

The Eastview Patio Homes II Board would like to welcome new owners to our community, Mary Middleton on Devereux, Robin Schwartz on Versailles and Susanne Rassouli-Currier & Kevin Currier on Colonnades. Please reach out and welcome our new neighbors.

HOME INPECTIONS

The Board completed all the street view inspections for Devereux, Parlange and Rosedown. There are some homeowners that have not completed the requested repairs and we are urgently asking for your compliance.

Upon completion, please sign the notice and return it to the address noted or drop it off at the Eastview Community Center Office.

In 2021, we will be inspecting the homes on Belle Helene, Chretien, Colonnades, Corte Tezcuco, Tatia and Voisin. We thank you in advance for your participation in keeping our community beautiful.

NEW BOARD MEMBER

We have added a new Board member to serve out the term of Julie Dobson, who has since moved. **Karin Pfeiffer**, Tatia Ct. will serve until March 2022. We welcome her commitment to the community and enthusiasm to serve. Our remaining position, we'll fill at the March 2021 elections.

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