

Eastview Patio Homes II Association, PO Box 300164, Escondido CA 92030

April 2014

President's Message:

The annual homeowners' Association meeting was held on March 13, 2014. A board election was conducted, with a quorum achieved. Three board members were selected. Kay Agriesti was re-elected, and will continue to serve as President. Cathy Hughes will serve as Finance Chairperson, and Ron Filson will be our new Landscape Chair. Congratulations to all three!

We also want to thank both Tom Francis and Linda Filson, outgoing Board members, for their tireless support of our community. We know they spent countless hours working to keep Eastview the premier residential unit it has become.

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There continue to be problems with some external plumbing failures, and there continue to be failures of homeowners to understand our policy. So, for the third time in as many newsletters:

Per our CC&R's, if you suspect a leak in the pipes that carry water from the street to your home, or a leak in your sewer line, you need to contact ProScape (see Landscape report, below). They will assess the leak and its source, and inform the Association. **If this is not done first, you will not be able to request payment from the Homeowners' Association for any of these repairs.** You will also need to sign a form authorizing ProScape to find the source and, if you wish, perform the repair. If other contractors are used, the Board must be notified so that concurrent assessment of the cause is possible. If the leak is the responsibility of the Homeowners' Association, the HOA will pay for the repairs made by an approved contractor. If not, the repairs become the financial responsibility of the homeowner.

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The following was also covered in the last newsletter, but bears repeating as well: Eastview is a beautiful community. As 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 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 the second Tuesday of each month at 4 pm.

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AUDIT NOTICE: The audited financial report, which the Board is required to have performed annually by an independent auditor, is included with this newsletter. Questions about the audit should be sent to the Board. Also, if you have questions about your assessment payment to the Association, or if you are selling your home and need information for the escrow company, please contact our accounting service, California Business, Solutions, at 760-439-1810, and ask for Jeff Simon.

Summer is almost upon us, with warmer weather and longer days to enjoy outside. The Board wishes all Eastview residents have a happy and safe period of increased outdoor activities. Eastview is here for all of us to enjoy.

Kay Agriesti, President



Landscape Report:

Springtime has arrived and it is our heaviest plant growth period. Over the next months, you'll see our landscapers busily working on trimming and cleaning up our 29 areas of property. Pro-scape along with Board members walk the property monthly—looking for areas in need of refurbishing or care. During these walks and the next home inspections, we are paying careful attention to over-grown front yard trees. These trees, with their extensive root growth, can potentially lift sidewalks/drives and cause damage to underground utilities. Last year, we removed 9 such trees and replaced them with small ornamental trees—giving the community a fresher look. Please fill out a “Landscape Request Form” (found in clubhouse) for issues we've over-looked.

As always, bees, rodents, and snails are a problem this time of year. Traps and bait have been applied throughout the property.

Reminder, please be cognizant of your plant growth extending past exclusive areas, by growing over walls and on or into your neighbors' homes. These should be trimmed/maintained regularly as a courtesy to others.

WATER is a major concern. We realize this is the third year of drought conditions. We are discussing future ideas for our irrigated landscape. In the meantime, Pro-scape is conscientiously working on conservation, excess drainage and the best use of our water coverage. Please help us by reporting any broken sprinklers, excess water waste/problems you observe by calling: Pro-scape at 1-760-480-1544 or 1-760-473-3574 (after hours).

Landscape Chair



Hardscape Report:

The City of San Diego has been contacted about some deterioration of the bases of some of our street lights; they have reviewed the specific cases, and have advised us that they do not believe this is a safety issue, and it will not be addressed...

There are some common area stucco walls on Rosedown that are in need of repair, and we are in the process of arranging for that to occur. It should be sometime in the next month or so.

Home Inspections Update:

As most of you are aware, home inspections are performed by the Board each year, covering different portions of the neighborhood in a cycling fashion. This year, Parlange, Devereux and Rosedown residents will be involved, and the inspections have already begun.

The Board, performing a duty required by the CC&R's, will be looking for areas that need improvement, mostly involving the portions of your homes visible from the street, but also involved are the outside walls in back yards that face out onto common areas. This usually involves issues of worn stucco or paint, wrought iron gate appearances, front yard landscaping issues, etc.

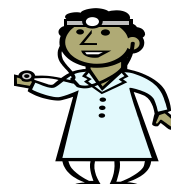
Once the inspections are complete, a letter will be sent to homeowners who have work that needs to be done. **Owners will have 90 days from the date of the notice letter to complete the requested work. Those who fail to comply will receive another notice, granting a 30 day extension, after which they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

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 Homes II, PO Box 300164, Escondido CA 92030 with any questions, concerns, or complaints (including possible CC&R violations), or you are always welcome to attend an upcoming board meeting, each of which is held on the second Thursday of each month at four o'clock pm, at the Eastview Community Center, to address the board on any issue directly. Notices for meetings and agendas are posted at the Eastview Community Center four days in advance of the meetings, so that owners can see what topics will be discussed.

Socials at the Community Center:

In addition to the twice monthly Friday night socials, there will be a special event, a Cinco de Mayo Fiesta, held at the Community Center on Friday, May 2, at 5:30 pm. A charge of \$20 per person will provide a full Mexican-style dinner, and beverages to include Margaritas, beer, wine, soft drinks and coffee.



Health Tip for the Summer:

Many of us travel out of the area over the next few months. For any such trip, but especially if you are leaving the country, be sure to check that your insurance will cover you wherever you go, and that you have adequate medications for your trips. Trip insurance is available at a modest cost that will provide coverage for emergency medical care, medical evacuation and transport, lost luggage, etc. Travel agents will generally recommend standard policies, but you could also look for policy information on line. There is also a lot of additional information from the CDC at wwwnc.cdc.gov (under "travelers health").

Important Telephone Numbers:

Emergency:	911
Police:	858-538-8090
Police, North County Information	858-538-8146
SDG&E	800-411-7343
Time Warner Cable	858-695-3220
Water/Sewer	619-515-3500
Trash Collection	858-694-7000
San Diego City Information	619-515-3525
Animal Control	760-746-7307