

EASTVIEW PATIO HOMES II

Newsletter

Eastview Patio Homes II Association, P.O. Box 300164, Escondido CA 92030

April, 2015

President's Message:

The Annual Meeting for the homeowners was held Thursday, March 12 at the Community Center. In addition to reviewing the Board's activities for the past year, election ballots were counted for two positions. Greg Kritzer was re-elected and Cilla Kersey will join the Board as a new member. Your current Board members and positions held are:

Kay Agriesti, President/Home Inspections Chairperson
Ron Filson, Vice-President/Landscape Chairperson
Cathy Hughes, CFO
Cilla Kersey, Secretary/Welcoming Chairperson and Newsletter
Greg Kritzer, Hardscape Chairperson

The Board would like to thank outgoing Board Member, Helen Beaumont for an outstanding job over the last four years. Many thanks also for providing the refreshments for the Annual Board Meeting.

Board meetings will continue to be on the second Thursday of each month at 4 p.m. Homeowners are encouraged to attend meetings if you wish to address the Board on any pertinent issues, or you may write to the Board at the above address.

Audit Notice:

The audited financial report, which the Board is required to have prepared 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 account service, California Business Solutions, at 760-439-1810, and ask for Jeff Simon. Owners have until the June Board meeting (6/11) to give input on this proposed change before the Board adopts it as a part of the IDR Policy.

Finally, the Board wishes you a happy and safe summer.

President

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, held on the second Thursday of each month at 4pm at the Eastview Community Center. Notices and agendas are posted at the Eastview Community Center 4 days in advance of the meetings, so that owners can see what topics will be discussed.



Landscape Report:

Water conservation continues to be our #1 priority, as it is throughout the state. San Diego City restrictions are being cautiously reviewed by your Board and ProScape, the landscape contractor. City restrictions have been in place since November 2014 and new ones are certainly on the horizon.

Our current thinking involves the installation of low volume, water saving (-30%) MP rotor heads on our slope and front lawns. We are going to start with Colonnades, both slope and front yard irrigation. Monitoring will be a huge priority! Also, we plan to cut back on our watering schedule from three days a week, to two days. We'll start with shaded slope areas to see if we can sustain our present landscape with less water.

Other future contingency plans may include not watering certain secluded slope areas, limiting shrub irrigation and installation of some drought tolerant plant material. Deeper water cuts could include the elimination of turf areas, changing out large sections of slope to drought tolerant plants, and adding a drip irrigation system. However, these contingency steps will be considered further down the road because of the extreme cost factors to our homeowners. The drought has our attention and will be our focus for the upcoming summer months.

Other news, our front yard trees are being laced this month and a new "Landscape Request Form" will combine maintenance issues. These include: common walls, meters, light poles, sidewalks, etc. As always, you are the eyes of the community. These forms are available in the clubhouse or online at: www.EastviewRB.com.

Finally, if you see any water problems in the community, please call **ProScape** ASAP at **1-760-480-1544** or **1-760-473-3574 (after hours)**.



Hardscape Report:

The Boy Scouts will be painting our electrical boxes. The City has repaired three of our street lights and is looking at five more. Please remember that you need to have enough space to park two cars in your garage, and with the increase of crime in the neighborhood, we encourage you to park your car(s) in the garage and not on the street.

Home Inspections Update:

The Board will begin external home inspections in May, looking for any areas in disrepair or in violation of guidelines. As mentioned in the January newsletter, the streets to be inspected are Belle Helene, Chretien, Colonnades, Corte Tezcuco, Tatia and Voisin.

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. If you have a problem completing the work in this time period for any reason, you must contact the Board. If the work is not completed, you may be called to come into a hearing for face-to-face reviews, and the levying of possible fines.**

Eastview HOA Website:

The Eastview website is now up and running. You may visit at eastviewrb.com. You will find a wealth of information, including Patio II CC&R's, Board meeting minutes and Newsletters. You can also check the Calendar for upcoming Eastview events.

Social Event:

Don't miss the upcoming Cinco de Mayo celebration at the Community Center. May 1 at 5.30p.m. - \$20 per person (food and margaritas). RSVP by April 24. Checks only made out to Eastview RB Community Center.

Mosquitos:

San Diego vector control officials have reported finding Aedes larvae in North County, as well as an adult mosquito. County officials urge people to check inside and outside their homes and to empty out any standing water where these small, black-with-white-striped mosquitos can breed. The Aedes mosquito is known for carrying diseases, which are not native to San Diego, such as yellow fever, dengue and chikungunya. This mosquito differs from most native mosquitos in that it usually feeds during the day and is an aggressive biter. Most native mosquitos prefer to feed between dusk and dawn. It likes to live in urban areas feeding and laying eggs not only outside, but inside people's homes in almost anything that can contain water, including plant saucers, cups and flowerpots. You need to be vigilant about not having standing water in your yard. This includes unused ponds and fountains. Mosquito fish, available for free, may be used to control breeding in these items. Protect yourself by wearing long sleeves and pants when outside. Use insect repellent containing DEET, picaridin, oil of lemon eucalyptus or IR3535. Report mosquito breeding areas, and mosquitos biting indoors during daylight hours to the Vector Control Program at (858) 694-2888 or vector@sdcounty.ca.gov.

Bobcat sighting:

We have received a report of a large, German Shepard sized, but very muscular Bobcat, spotted in broad daylight, walking in the common area along the brush line going to the back of Tretagnier homes, past the back end of Tezcuco and down behind Colonnades into the canyon. If you have small pets in your backyard, you need to keep an eye on them at all times.

Crime in the Neighborhood:

We have had a report of an attempted break-in on Bocage Point (Patio I). This took place on April 1 around 3.30.a.m. The homeowners heard someone trying to open the back door. They turned on all the lights and saw someone running away. We have also had a report of an "invasion" purse snatch on April 4 at a home on Devereux. The robber snatched the resident's purse from her and then ran to a white car and sped off. The SD police arrived quickly but he escaped. We all need to be aware of any strange cars or people in the neighborhood and report anything suspicious to the police.

Letters to Councilman Mark Kersey:

According to an article in the Rancho Bernardo News Journal last week, streets in Rancho Bernardo will receive much needed repairs under the new five-year repair plan proposed by Mayor Kevin Faulconer. The Board will still present the signed letters to Mr. Kersey in order to reinforce our concerns about the condition of the roads in Eastview.

REVISIONS TO ASSOCIATION POLICIES

The Board of Directors has been reviewing some of the policies that we have in place and have found that they are either out of date or need to be updated to comply with State law. Below are three proposed policy changes. By law owners are to have 30 days to review these proposed changes in order to give input to the Board. The Board will vote at the June 11, 2015 Board meeting whether or not to adopt these changes. Please submit any comments to the Board by that date. If the Board approves these policies as stated, then they will go into effect on July 1, 2015.

The first, *Collection Policy*, needs to be updated to cover the cost of letters sent by the bookkeeper to owners who are delinquent. In the past the Association has absorbed these costs, but as they continue to rise, it was felt that the delinquent owner should bear the cost. So the following sentence will be added to the policy: ***“The cost incurred by the Association for any additional notices will be passed on to the homeowner.”***

The next policy has to do with Internal Dispute Resolution (IDR) as outlined in the California Civil Code. The State law has changed and we need to modify the policy to show that owners may have an attorney present at IDR meetings with the Board. We also wanted to include language to allow for notification by the owner to the Board of the attorney’s presence so that the Board could also have legal counsel present. The following is the proposed addition to the current policy: ***“The owner may elect to have an attorney pre sent at the IDR meeting so long as they give 5 days advance written notice to the Board so that the Association can also have their legal representative at the IDR meeting.”***

The last policy change has to do with the Tree Trimming Policy that was last updated by the Board in 2004. The current Board feels that there has been an increase in owners paying for removal of healthy trees for view purposes. This new policy would seek to reduce that practice, but offer instead only additional tree trimming paid for by an owner for view issues. Below is the proposed new policy:4

Tree Trimming Policy:

Proposed Revised Policy (April 2015)

The Association will trim or lace trees, if in the opinion of the Board, our Certified Arborist, and/or, our landscape maintenance contractor, it will benefit the health of the tree, or represent a potential danger to surrounding properties by falling limbs.

Consequently, we will not pay to have a tree trimmed, laced, or removed to restore someone’s view. However, if we receive a request for trimming to restore views, we will review the request to see if it is reasonable and does not alter the overall landscape plan. If it is reasonable, we will have our landscape contractor provide us with a quote for trimming work. The individual who requested the tree trimming, will have the opportunity to have the work done by our contractor at their expense.

Naturally, if a tree is scheduled to be trimmed or laced during a normal scheduled maintenance, the Association will bear the cost.

Owners are NOT PERMITTED at any time to do any landscape work in our Common Areas (including installing new plantings, removing existing plantings, or trimming or altering existing plantings). Homeowners are encouraged to fill out a “Landscape/Maintenance Request Form” for the Board’s perusal of Common Area issues.