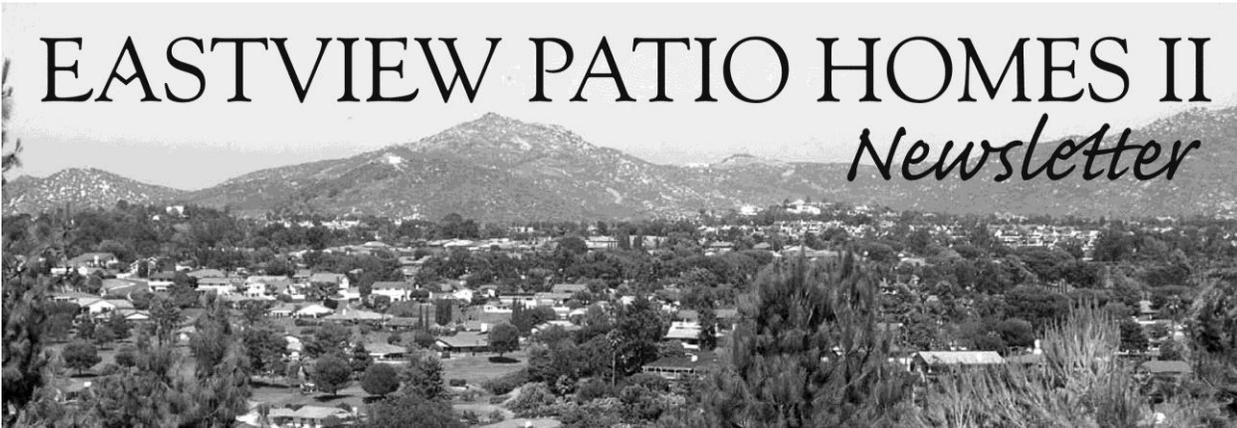


EASTVIEW PATIO HOMES II

Newsletter



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

January 2014

President's Message:

Neighborhood Tree Care:

Before embarking upon the scheduled maintenance of the trees along Escala, the Board invited Ron Matranga, a Board-Certified Master Arborist, to inspect the area and render opinions and recommendations for their care. Several of the Board members walked the neighborhood with him, inspecting the trees from several perspectives. The Board felt this was a very valuable session, both educational and enlightening. As an overview, he said our trees look healthy and strong, and he approves of the care we have been providing.

He made several suggestions, which include the following:

He made it clear that we need to decide our primary objective of trimming before starting. Does scheduled maintenance automatically mean all trees need to be trimmed?

How can we provide residents with their views, and still protect the health of the trees?

In order to improve residents' views, some of the trees' heights can safely be reduced by up to 25%. "View windows" can be cut into some trees, to allow some viewing of the neighborhood and horizon from ground level.

Also, trees with dual (co-dominant) trunks need special attention, as ultimately the weight of the major trunks may cause them to break because of the angles at which they are growing.

The Board is now considering having the arborist develop a plan of maintenance for us for 2015.

Applications Due for Prospective Board of Directors:

There will be three vacancies to the Board to be filled in an election to be held early this year. We are looking for at least three enthusiastic individuals who want to see our community continue to thrive as one of the premier neighborhoods in San Diego. If you are interested in running, please submit by mail a brief biographical sketch, including reasons you believe you would make a great Board member. This will need to be received by us by February 5, 2014, at the following address:

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

Ballots will be mailed to homeowners in February, and counted just prior to the March 13, 2014 Annual Meeting; the meeting itself starts at 5 pm.

Kay Agriesti
President



Landscape Report:

Monthly landscape inspections are conducted by Pro-Scape and our Board Landscape Director. Landscape request forms are available at the clubhouse office for resident requests and review.

Pro-Scape has been busy this winter working on irrigation issues, new valves, better water coverage/conservation, and drainage issues. Our winter lawns are maturing, color on the street corners have been refreshed, and slope tree trimming will begin in early February. We were able to replace some front yard trees with smaller ornamental trees.

As mentioned above, the arborist complimented us on the excellent health and maintenance of our trees. He assured us that, properly maintained, our trees are not a fire hazard. In fact, he opined that our large trees add to all of our property values.

Landscape Chair

We appreciate your assistance in reporting broken sprinklers, water problems, or common area landscape concerns by calling: **Pro-Scape at 760-480-1544.**

If there is an **EMERGENCY**, after hours or on weekends with the Association's irrigation system (such as a broken water line), call the following numbers:

Jay Helms: Cell 760-473-3574
Home 951-694-6391

Frank Helms: Cell 760-473-3567
Home 760-945-3669

Mike Helms: Cell 760-473-3566
Home 760-724-2561

Hardscape Report:

We are charged with maintaining the portions of the neighborhood outside your private yards (the Common Areas). We have worked hard at this in 2013. All the fire hydrants were painted for us by the Boy Scouts of Troop #680. We made a contribution to the Troop to show our gratitude. The common walls were repaired and repainted throughout the community. The iron doors for SDG&E have also been repainted.

Neighborhood Parking Concerns:

With new families moving into Eastview, some of our streets are seeing more street parking. We wanted to remind you to be considerate of your neighbors, and to protect your own property, by doing the following:

- Drive carefully on our streets and remember that the speed limit is 25 mph.
- Park cars inside your garage whenever possible. Garages are to be kept cleaned out and available for parking cars inside them. Cars that are parked on the street create safety issues for other drivers and emergency vehicles. Additionally, cars that are parked on the street are more likely to be vandalized or broken into by thieves.
- If you do have to park cars on the street or in your driveway, be sure to remove all valuables, including your garage door opener, which thieves can steal and use to break into your home.
- Do not park your vehicles in your driveway if they block the sidewalk, and no vehicles should be parked on any sidewalk. To do so endangers pedestrians and is a violation of the City Ordinances.
- Recreational vehicles (such as motorhomes, campers, boats, etc.) may only be parked on the street for up to 72 hours for the purpose of loading or unloading only.

We are especially concerned about residents who are using their garages for storage and parking all their cars outside. If you cannot park two vehicles inside your garage, then you are actually in violation of our restrictions and subject to fines.

Our goal is to keep our neighborhood safe and enjoyable for all our residents. We appreciate your cooperation in these matters.

Home Inspections Update:

Thanks to all of you on Bellechase and Tretagnier Circles, and Versailles Court, for completing the requested home improvements last year. These streets all look wonderful due to your efforts, and we greatly appreciate all the hard work.

This year, the inspections will include Parlange, Devereux and Rosedown, and should be starting in April.

The Board is looking for areas that need improvements. This includes only portions of your homes visible from the street, but also includes the outside walls in back yards that face out onto common areas. Generally, this includes stucco/paint issues, wrought iron gate appearances, front yard landscaping issues, etc. If you are considering such improvements on your own, this is a great time to get started, since it doesn't appear it will ever rain again.

Neighborhood Signs:

Just a reminder that according to our Eastview declaration of restrictions, most common area signage/decoration except the standard small ones used for sale or rent are not permitted. These include any political signs or ones for estate sales. For the latter, signs on a car window are permitted; no merchandise is to be displayed in the common area, and the garage door needs to remain closed. Garage sales are actually not permitted at all. Any specific exceptions in this regard need to be pre-approved by the Board.

Home Safety Reminder:

The beginning of the year is a good time to remember to check batteries and function of smoke/fire/burglar and carbon monoxide detectors in your homes.

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 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.



Home Improvement Projects: Architectural Review Committee Requirements

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 (where your completed forms need to be submitted).

Failure to do so can result in fines; ARC meets at the Community Center the second Tuesday of each month at 4 pm.

New Neighbors: WELCOME!!

We have three new sets of owners this time: David and Carey Revels, on Versailles, Frank and Maryreba Kircher on Bellechase, and Zohreh Bahmani, also on Bellechase. Welcome to all, we are delighted you are here!

Socials at the Community Center:

All are invited to the twice monthly Friday night socials at the Eastview Community Center, on the first and third Fridays of each month, from 5:30 to 7:30 pm. Bring a treat or appetizer to share, and your beverage of choice, and enjoy meeting your Eastview neighbors!

Health Tip:

San Diego has been hit hard by the flu so far this season. The CDC says that hand hygiene is one of the best ways to prevent the spread of this type of illness. They recommend washing your hands with soap and clean running water for 20 seconds; if these are unavailable, use an alcohol-based hand sanitizer instead.

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