



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

January, 2016

**President's Message**

As we usher in a new year, let me say a big welcome to all the new residents who have moved into our wonderful Eastview community. Happy New Year to all our residents including new, original owners and those in between. We are privileged to live in a well-maintained, beautiful area in which pride of ownership is very evident. Your Board is charged with the responsibility of keeping the neighborhood pristine and this is achieved by following our CC&Rs. We continue to follow home maintenance policies tri-annually, and this keeps our neighborhood painted and refreshed. Many thanks to the hard working owners who have done their part in maintaining their homes to a high standard.

As we move forward through the year, please feel free to address community or personal issues to the Board, by writing, filling out landscape requests, or by attending one of our monthly meetings. Your opinions are always valued and, along with your concerns and recommendations, are reviewed at our meetings. We wish you a great year and thanks for being an outstanding Eastview II homeowner and neighbor.

Kay Agriesti, Board President



**Landscape Report**

El Nino has finally arrived! We are keeping a close eye on our drainage systems and possible water damage throughout the neighborhood. Problems may occur, if prolonged heavy rains hit us. Be alert about your property for runoff from our hillsides and drainage systems. Call ProScape ASAP (1-760-480-1544/1-760-473-3574), if emergencies come from the common areas.

Updates: Our winter projects include seeding the front yards, trimming/removing slope bushes and slope tree trimming. Seed was applied to refresh dead areas from the drought and rabbit damage that occurred over the summer. Some problems have arisen in the Red Apple ground cover due to a countywide attack of mildew/fungi.

This occurred mainly in shaded wet areas of our slopes. Hopefully, spring warmth will bring back our plants. Some Cotoneaster slope plants are suffering from leaf blight and are being removed, if the plant has died. Finally, we were able to trim/lace some slope trees last December. This was an unusual decision created because some excess funds were available and regular slope tree trimming has been ceased. We chose a limited amount of over-grown trees along our streets and parkways.

Our new tree trimming policy that was adopted in April 2015, may need some clarification. We are NO LONGER trimming slope trees on a regular scheduled basis. We will continue to monitor our tree population along with our certified arborist yearly. Any future decisions about tree trimming will be made by the Board and the arborist, on an as needed basis. However, we still allow homeowners to request a trimming through the "Landscape Request" form procedure. The homeowner will incur all costs, if granted by the Board. (Pines can only be trimmed in the winter months). Front yard trees will continue to be regularly trimmed every two years.

This year's (2015) water savings was -36% compared to 2013 and -41% compared to 2014.

Ron Filson,  
Landscape Chairman



#### **Hardscape Report:**

During the coming week, the irrigation boxes throughout Patio II will be refreshed with a new coat of paint. We are still encouraged that the City has indicated our streets will be fixed by the end of March. We continue to follow up with the City on this and other outstanding maintenance issues.

Greg Kritzer,  
Hardscape Chairman

#### **Reminder:**

With the threat of heavy rains from El Nino, please be diligent about checking gutters and downspouts to make sure they are clear of debris. It is also a good idea to check the drainage from your backyard to the street. This can be accomplished by putting a hose in any drains you have, running the water, and making sure it comes out onto the street.

#### **Board Elections:**

There will be a board election this year, with three vacancies. The terms for Kay Agriesti, Cathy Hughes and Ron Filson will be expiring. Cathy Hughes and Ron Filson will run again, but Kay Agriesti is unable to run due to term limits imposed by the By-Laws. If you think you might be interested in running, please submit a brief biographical sketch by mail no later than February 10, 2015, to the address listed on page 1.

### **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 East view Community Center four days in advance of the meetings, so that owners can see what topics will be discussed.

### **Home Inspections 2016:**

As in prior years, the Board will conduct external home inspections in zones of the development, looking for any areas in disrepair or in violation of guidelines. 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. So, if you are considering any such improvements on your own, this is a great time to get started.

This year, the following streets will be inspected: Bellechase Circle, Tretagnier Circle and Versailles Court.

### **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](http://eastviewrb.com). ARC meets the second Tuesday of each month, at 4.p.m.

#### **When to fill out an ARC form-**

The CC&Rs 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 placement of anything in the Common Areas requires approval of ARC and the HOA Board. Any resident doing work without ARC approval is subject to a \$300 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.

### **Eastview HOA Website:**

Don't forget to check out the Eastview HOA Website at [eastviewrb.com](http://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.

Your Board wishes you a Happy and Healthy 2016.