



EASTVIEW PATIO HOMES II

Newsletter

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

July 2014

President's Message:

I feel compelled to comment on a variety of parking issues that I witness regularly as I drive around our community, sometimes wondering if the DMV has published a new set of guidelines that has somehow missed coming to my attention.

In case that has not happened, we should remind everyone that there are a few parking patterns we should try to avoid, some to prevent being ticketed or towed by authorities, some just as common courtesy for our neighbors.

Here are some violations I've noted:

It is illegal to park in front of, or within 15 feet of, any fire hydrants, or in front of or blocking any driveways (including your own).

Vehicles parked in driveways are not to obstruct sidewalks. If they don't fit, they should be parked on the street.

Parking all, or any part, of a vehicle upon a sidewalk is also not permitted.

Vehicles are not to be left unmoved for over 72 hours (abandoned).

Parking of any large vehicles (e.g., RV's) or trailers is not allowed, except for loading and unloading.

Wheel cramping (turning into curb) is required with parking on hills.

There are portions of certain streets in Eastview where these laws are regularly violated. It creates unsafe situations for pedestrians, and leads also to unsightly congestion.

You may report illegal parking issues to law enforcement at 619-531-2000.

Abandoned vehicles may be reported to 858-495-7856

For more parking violation information: www.sandiego.gov/parking/enforcement.

Also regarding our cars, we would remind you that the speed limit throughout Eastview is 25 mph, and at blind intersections, just 15 mph.

We are fortunate to live in this beautiful community. We are all obliged to do what we can to assure that we remain safe and secure here. Common sense, courtesy and the following of very basic driving and parking regulations should not be too much to ask of ourselves and our neighbors.

Kay Agriesti, Board President

Fire Season Is Back:

Most of us don't need reminding about fire risk in this part of the state. 13 homes in Eastview were lost in the firestorms of 2007. The Board has worked hard to reduce fire risk in the common areas, but there can be hazards within your own yard, and we would encourage you to address these if you are aware of any that could put your home at risk (these are from the City of San Diego Brush Management Guide):

All portions of trees, other than the trunk, which extend within ten feet of a structure or the outlet of any chimney, must be cut back.

Trees adjacent to, or overhanging, any building must be free of dead wood.

Roof and rain gutters must be free of leaves, needles, or other dead vegetative growth.

Please refer, for further information, to www.sdcountry.ca.gov/pds/fire_resistant.html



Landscape Report:

Summer is here and our landscapers are busy working on our slopes, as well as, weeding, trimming, and maintaining our front yard landscaping. They are also working on restoring the significant rabbit damage in many of our turf areas. Watering has been reduced to shorter cycle times to eliminate run-off. Many of our slope sprinklers are being replaced with MP Rotator heads. They spray a more conservative amount of water saving about 30 % where installed. We are constantly trying to improve our water consumption. As always, if you see water problems, broken sprinklers, excessive street run-off, over spray on walls or homes, please contact Pro-Scape (760-480-1544).

Bees are continuing to be a problem with recent removals of seven hives. Please be alert if a hive is discovered in your area of the community (contact Pro-Scape immediately) for removal. Many of the hives are integrated with dangerous Africanized bees.

Rabbits again are very abundant causing considerable damage to our turf areas. We are in the process of identifying problem areas for repairs.

After our recent home inspections, we noticed several, overly large, front yard trees on Rosedown and Devereux that may be removed for smaller ornamental trees. Most of the trees have exposed root systems, are lifting/cracking concrete, or pose a problem because of their location to underground utilities. Also, several plum trees have been removed from lawn areas because of poor growth and some will be replaced with more adaptive lawn trees.

Finally, because of the severe drought and fire danger, we are asking all homeowners to be cognizant of older plant material, tree litter, and plants/trees, in your exclusive area, that are too close to structures, especially to you and your neighbor's home. Please clean up, cut back, and/or renew your landscape for the safety of all.

Ron Filson, Landscape Chair

Hardscape Report:

Hardscape has been very busy for the past year. Many of the common area walls needed, and received, repairs and paint. The fire hydrants were painted "safety yellow". Streetlight bases have been replaced as well as metal AT&T cable boxes. Iron SDG&E covers were painted to get rid of the rusted look. A driveway with several large cracks in it was replaced. Inspections of our hardscape in the common areas continue and areas are repaired as needed. If you see any areas that you feel need attention, please notify the board and we will take appropriate action.

Greg Kritzer, Hardscape Chair

Maintenance of Exterior Stucco Walls:

Maintaining and preserving the stucco walls surrounding our homes and yards is the responsibility of each homeowner. For some of us, who have homes that border on slopes, visualizing the exterior portion of the wall can be challenging. Many of these walls have glass panes to allow us to appreciate the views.

We would suggest periodically inspecting the walls, and pulling gently on the stanchions between the glass panes, to be sure they remain sturdy. These walls are now at least 25 years old, and some have begun to deteriorate. If the walls are weakening, it is the responsibility of each homeowner to arrange for the repairs.

If anyone notices that the sprinklers on the slope outside of their home are consistently soaking the wall, they should notify the board, or Pro-Scape, to correct that problem.

Home Inspections:

At this time, all home inspections and improvement recommendations have been completed. Beginning in August, Board members will start verifying that improvements have been completed as required. If you received an inspection report for your home, and have completed the work, please be sure to mail back the signed form, so that we know you have done the work. Thank you to all.

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.

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

Health Tip for the Summer: Protection from the Sun:

Some of us are old enough to remember life before sunscreen. The sun here in San Diego can be intense, and extended unprotected exposure raises your risk of a variety of skin cancers (melanoma, basal and squamous cell). The American Academy of Dermatology recommends the use of a broad spectrum (covering all types of ultraviolet rays) sunscreen, with an SPF rating of at least 30. They also recommend that you look for products that cite themselves to be “water resistant”.

Reference: www.nlm.nih.gov/medlineplus/ency/patientinstructions/000378.htm

Important Telephone Numbers:

Emergency:	911
Police—non-emergent:	858-484-3154
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	619-236-4250
Street Light Repair	619-527-8007
RSVP (check homes while away)	858-538-8146