



# EASTVIEW PATIO HOMES II

## Newsletter

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

October 2014

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### PRESIDENT'S MESSAGE:

The Board has been working on, and has now approved, our HOA budget for 2015, a copy of which is being enclosed with this newsletter. For reference, most of our homeowners' monthly dues are spent on landscaping, and the vast majority of that on water for irrigation. The rest of our expenses have for the most part remained static.

Over the past several years, we have worked with our landscape crew to utilize increasingly water-conscious sprinkler heads, circuit timing, and prompt correction of reported water leakage. Last year, we were pleased to report that it was not going to be necessary to raise our dues. However, this year, the cost of water is such that, even with the savings proposed under "landscape report" below, we will not have the funds to pay for the necessary water.

As a consequence, the Board has voted to increase our monthly dues from \$235/month by ten dollars to \$245/month, effective the first of the year. Please review the enclosed budget, and if you have questions in regard to any of it, feel free to drop us a line, or attend a monthly Board meeting (the second Thursday of each month, 4 pm, Eastview Clubhouse).



## LANDSCAPE REPORT

Water restrictions, rate hikes, and usage have driven the Board to seek and implement the latest water conservation methods.

- We are currently preparing our lawns for better water retention by punching the lawn surfaces.
- We are experimenting by changing out some lawn/slope water nozzles, using Hunter MP rotor heads for 30% less overall water usage.
- Installing drip systems in the front yard shrub areas.
- Reducing watering to 3 days a week per station.
- Watering between 6:00pm and 10:00am.
- Conferring with the City's Public Utilities Dept. for advice on the latest water saving practices, and possible landscape conversion ideas.

We are hoping for a wet winter, but in any event, monitoring our water usage is our **#1** concern.

### **Other landscape updates**

We are currently spraying lawns and slopes with a nutgrass killer. This should eliminate some of the invasive grasses that are present in many of our lawns. We'll follow with the punching of the lawns and applying winter rye for a fresh, green look for the winter season. Be advised that our placement of High-Efficiency water nozzles will require a bit longer spray time to supply sufficient moisture, while still delivering 30% less water.

Winter projects include: cleaning up the slopes/shrub areas by removing older plant material and refreshing with newer drought tolerant plants/plantings. Slope tree trimming in January along Voisin, Tezcuco, entrance to Colonnades, Devereux, Belle Helen, and Tretagnier/Rosedown slopes has been suspended by recommendation of our certified arborist, and by budget concerns. We are, however, removing 16 hazardous, over-grown pines in the above areas. Front yard trees will be trimmed in the Spring.

Rabbits continue to be a problem, leaving small brown patches in many lawns. Refreshing those areas are planned now that the weather has cooled.

As always, please continue to assist the Board by reporting any broken sprinklers or water problems by calling **Pro-Scape at 760-480-1544** during business hours, **emergency number is 760-473-3574** for after hours or week-ends. If a landscape issue arises or for specific requests for the Board, please fill out a Landscape Request Form, available at the clubhouse.

Landscape Chairperson

## **FIRE PREVENTION:**

With the ongoing drought, even as we enter our “rainy season”, the brush situation is such that there is a lot of kindling surrounding our development.

There are too many recommendations for us to list in this newsletter, regarding how to reduce our individual fire risks in the event of another wildfire, but here is a good website to which we would refer you:

[sandiego.gov/fire/safety/tips/index.shtml](http://sandiego.gov/fire/safety/tips/index.shtml).

As was discussed in our last newsletter, please be sure to park away from fire hydrants, so our firemen have ready access in the event of a fire.

## **WATER CONSERVATION:**

With this ongoing, severe, drought throughout the state, the City of San Diego has recently instituted mandatory water use restrictions, which go into effect November 1, 2015. These are pertinent to the HOA in terms of the irrigation issues we have already referenced, but they are equally so to each of us with our own water consumption, be it for our own landscaping, or for the water use inside our homes. Please try to comply with these, as with this drought, state-wide, there is a limit to how much water is available. We can't think of this as someone else's problem. Here is the link to the guidelines:

[sandiego.gov/water/conservation](http://sandiego.gov/water/conservation)

At this website, included are irrigation schedules (based upon even/odd addresses) and durations, additional drought alert restrictions, and permanent mandatory restrictions. If you haven't seen these in the news lately, please review them at this site.

## **SAN DIEGO DOG LAWS:**

### **Leash Law:**

San Diego regulations stipulate that dogs must be on a hand-held leash, and controllable, when walking in the neighborhoods (San Diego County Code, Section 62.669).

### **Pet Wastes:**

Pet wastes are among the many common storm water pollutants, and are a potential source of illness for us if they wash into our recreational waters. We are expected to pick up pet waste in an appropriate container, and dispose of it either in the trash, or in the toilet (San Diego County Code, Section 62.670); throwing the bag in the storm sewers (yes, this is happening here) is unacceptable, unsanitary, and illegal.

### 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 at 4 pm 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.

### UPCOMING BOARD VACANCIES:

Please be advised that we will be looking for new Board Members in March of 2015, as our members serve two year terms, and some will come to an end at that time. We will send out official notices in this regard early in the year, but we are always looking for residents with interest and/or prior HOA Board experience, to sit on this elected but voluntary unit. Please give this some thought, as fresh perspectives are always welcome!



### 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](http://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.

### Eastview HOA Website:

A great deal of information is available on our website, [eastviewrb.com](http://eastviewrb.com), to include our Patio II CC&R's, Board meeting minutes, and this Newsletter. 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. While it is temporarily being updated, and may not be available at this moment, please watch for it, and then check in and click away once it's up and running again!

