



**Eastview Patio Homes II Association, Suite 215, 11717 Bernardo Plaza Ct., San Diego, CA 92128**

**JULY 2019**

**President's Message**

Congratulations are in order for our newest Board member, **Doug Chenet**, who will be replacing retiring member, **Mandy Richins**, who moved to Florida. Welcome aboard, Doug!

Summer will bring out warmer temperatures and a new crop of rabbits. Our water schedules will increase, along with some split times per day to prevent run-off and stress of the lawns. The rabbits are a constant nuisance, as they eat the grass, killing it. Green-Tech has placed live rabbit traps out to reduce their population. These are catch and release traps and the rabbits are relocated away from our property.

Parking has been much better since our new policies and CC&R revisions have been put into place. Remember, to provide space and park your vehicles in the garage (NOT FOR EXCESS STORAGE), with any surplus vehicles to use the driveway (if adequate in length). This allows easy maneuvering on our narrow streets and reduces the invitation for vandalism.

Finally, a special thanks goes out to a former Board member, **Kay Agriesti**, for her inspiration in starting our annual flag display on Memorial Day and Fourth of July observance. She served the Eastview community on the Eastview Patio II Board and the Eastview ARC committee. For her dedicated service, it's a tradition we'll keep going for many years to come in her remembrance.

**Have a fun and relaxing summer season!**

**WELCOME OUR NEW NEIGHBORS**

In the past few months we have two new homeowners in our Eastview Patio Homes II community. Please join us in welcoming Ryan & Mirasela Mode, and Paul & Bedda D'Angelo, both neighbors on Bellechase.

**CAYOTE WARNING**

This is a warning to all residents of Patio Home II that there is activity in our area with coyotes. If you have small pets please be vigilant in keeping them safe, and keep all outside doors secured.

### **HOME INPECTIONS**

Your board completed all the exterior inspections for the annual review in May. The areas reviewed were Tretagnier, Bellechase and Versailles. For those homeowners that received requested maintenance, you have until September 1<sup>st</sup> to complete the work. Also, upon completion, please return the signed document, which you can drop off at the Eastview Community Center office. Thank you all for your participation in keeping our community beautiful.

### **BEEES AND RATS**

Eastview has approximately 20 acres of property, much of that bonding canyons and open space. With an unusual amount of winter/spring rain our bee and rat populations are invading our community. The bees are making hives in our hundreds of green irrigation boxes, many just outside your property lines. We are removing the hives as fast as we can and relocating them elsewhere. We are experimenting with sealing the boxes of future invasion. Please notify Green-Tech or Eduardo, if you observe a new hive. We are putting red flags on the ones we know about.

Rats are a problem throughout San Diego County, we have black bait boxes throughout our property. Hopefully, we can obtain some degree of control over this situation. It would behoove all residents to put out personal traps in their exclusive area, if necessary. Be careful not to leave animal or personal foods out to entice their presence.

### **FINANCIAL REPORT**

The finances of the association are in excellent shape as a result of the dues increase and lower water usage/expense because of the abundant rain in the first quarter and cooler temperatures in the second quarter. At year end 2018 the operating cash balance was \$50,000 and at the end of June it is \$91,000. The hot weather is coming and although the budget anticipates increased water usage for this if by chance it is hotter than anticipated this would reduce our cash somewhat.

The cash reserves that are set aside for the replacement and upkeep of the common area property and equipment were \$86,000 at year end 2018 and at the end of June 2019 are \$80,000 down slightly due to the repair and painting of the walls and tree trimming both of which were a bit more than planned. By the end of 2019 the reserves will increase slightly and will continue to grow in future years since all our property and equipment are in good shape at the moment and no major expenditures are on the horizon. The money will be there when it is time to refurbish the hardscape and replace worn out equipment.

A one year \$50,000 certificate of deposit was purchased at an interest rate of 2.64% so that the reserve money is safe and is working for the association while waiting to be used.

Delinquent dues are less than \$600 as a result of active notification and warnings to delinquent accounts.

## **Landscape Notes July 2019**

Summertime is here and beginning to make its presence felt. The rains we had this year brought a bumper crop of weeds in their wake. The weeds now are beginning to brown and are keeping our landscape crew busy. The rains have also left us with a bumper crop of rabbits feeding on the vegetation, which in turn have attracted a bumper crop of coyotes. Owners of small dogs and cats need to be careful. The rabbits are also causing problems by eating our lawns, which will require us to do some spot re-sodding. The heat has also required us to increase our watering. Please report any sprinklers you see that are broken or miss directed. Also report any places where it appears that the watering is missing. Another issue we are addressing is bees building hives in our underground sprinkler boxes. If you see bees in our control boxes please report it and we will have it taken care of. It is best to steer clear of them and make sure children do so as well.

## **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 II Homes, c/o Elite Management, 11717 Bernardo Plaza Ct., Suite 215, San Diego, CA 92128 with any questions, concerns, or complaints (including possible CC&R violations).

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. Landscape/Hardscape request forms are available on-line at [EastviewRB.com](http://EastviewRB.com) or at the clubhouse. All completed request forms can be dropped off at the clubhouse and are reviewed by the board.

## **HOME IMPROVEMENT PROJECTS**

### Architectural Review Committee Requirements

Eastview is a beautiful community. 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 forms 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 on the second Tuesday of each month at 4pm.