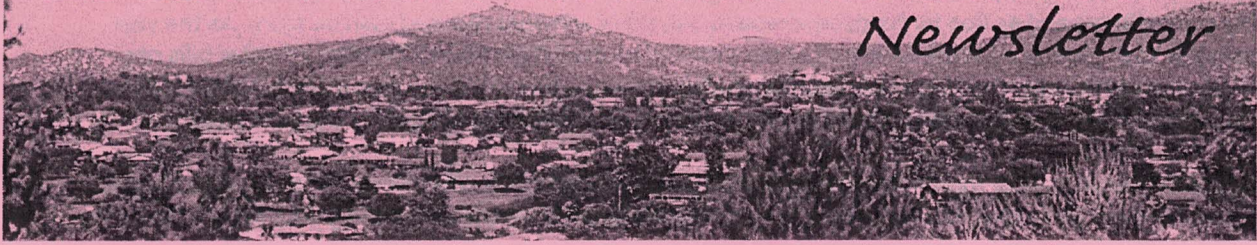


# EASTVIEW PATIO HOMES II

## *Newsletter*



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

**APRIL 2020**

**PRESIDENTS' MESSAGE**

**CORONAVIRUS**

The Coronavirus (Covid-19) has changed our lives drastically. Stay-at-home/Sheltering down, wearing masks, distancing ourselves others, frequently washing our hands, and awareness of what we touch, are just a few of the changes from our once normal lifestyles. Things will get better as we continue to practice our new-normal safety measures.

Your Association and it's Board members have also made several changes for you to be aware of:

1. Cancelled Board meetings (March/April)
2. Clubhouse closure
3. Homeowner communication by mail or email, EastviewRB.com
4. Postponement of the Annual meeting and Board election results
5. Possible delay in the 2020 Home inspections.
6. May Board meeting?

The Board is still trying to maintain a new-normal version of activities. We will continue to hold regular Board meetings, as soon as the clubhouse re-opens or may be forced to set up a conference-call meeting open to the homeowners. All inquiries, Landscape/Hardscape requests can be handled through the website. Green-Tech is still fully maintaining our property (619-592-4708). Elite Management, (858-485-0881) and the Clubhouse, (858-487-7270) are handling their phone lines. ARC is still meeting to review homeowners requests and meet (conference-call) at their regular time each month.

We are all anticipating the end to these unusual times and will adjust as necessary. The Board wishes all of our residents a safe journey, as we band together with the common goal of beating this virus.

Ron Filson  
President

## FINANCIAL REPORT

Cash on hand increased \$24,818 from \$79,678 at the end of 2019 to \$104,496 at the end of March 2020. The main reason for the increase was Operating Income of \$32,149 offset by reserve expenditures of \$5,010 for tree trimming expenditures and \$1,800 for hardscape repairs. All other activities reduced cash by \$521. As the year progresses, the cash generated in the early part of the year will be used from May to October as water bills rise significantly and cause expenses to exceed revenue which is the same amount every month. (150 homes X \$275 dues = \$41,250) As of the end of March, the Association expects to achieve the budget for the year 2020.

The increase in dues of \$30 per month was instrumental to achieving these results. However, it should be noted that this increase was lower than the other two associations in Eastview. At the end of 2019 your association is in strong financial condition.

## LANDSCAPE NEWS

Weeds, weeds, weeds, coupled with a severe bout of Downey mildew attacking our Red Apple ground cover has left our slopes looking pretty shabby. The landscape crews are busy attending to the weeds over our 20 acres of property. It will take some time to cover all the slopes. The rain helped increase the weed growth and the lack of substantial thickness of the ground cover in some areas. Much of the Red apple will slowly return over the warm summer months. However, we are actively working on ideas for slope areas that we consider to be too far damaged with an alternative plant material. This is a big project and will take some time. We had a botanist survey our slopes in February to confirm our plant problems and will return this summer to evaluate late growth. Thanks for your patience, as we tackle this problem. In the mean while, all of our regular lawns and bushes are enjoying the spring weather and flourishing. Front yard trimming is underway and the grasses are tall and green. Rains have reduced our water consumption in our first four months and, as well as, the cool weather. As many of you are taking your "Get out of the house" walks, please be observant of immediate irrigation or landscape needs and use the Green Tech contact number or landscape requests forms. Snail and rat eradication procedures are being applied by the landscapers and hopefully, our annual rabbit problems will be minimal this year. We will continually strive to keep our Eastview property pristine during these trying times.

## SECRETARY'S REPORT - HOME INSPECTIONS

If all goes well in the next month, the Board will begin with the street view inspections in May on Devereux, Parlange, and Rosedown. The goal of the Board and homeowners in Eastview is to keep our Pa<0 II homes in a high standard of quality and uniformity. We will be looking for things that need to be repaired, cleaned, and/or painted, and we thank you in advance for helping us to achieve that goal.

## PARKING

As we use our cars less often during the virus outbreak, this is the time to safely park them in our garages. Your Board strongly encourages each homeowner/resident to adhere to our CC&R's requiring garages first, driveways second, and the street, as the last alternative. Idle cars parked outside your protection invite crime and congestion. Please, do your part by clearing out your garage to safely secure your vehicles from our secluded/narrow streets.

## 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.

## 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. ARC meets the second Tuesday of each month at 4 p.m.

### When to Fill out an ARC Form-

The CC&R's 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 replacement of anything in the Common Area requires approval of ARC and the HOA Board. Any resident doing work without ARC approval is subject to a \$300.00 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.

# STAY SAFE