



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

## **JANUARY 2019**

### PRESIDENT'S MESSAGE

Happy New Year to all! As we embark into 2019, your Board continues to make Eastview Patio II Homes and property a well maintained community. Our Landscape Co. (Green-Tech) signed on for another year and continues to create a beautiful, pristine landscape. Our home inspections are an annual event for 50 of our homes. 2018 inspections are complete. Thanks to our homeowners for maintaining the outside portions of their exclusive areas and homes. Hardscape is finishing the painting of the common boundary walls, giving our property a fresh, attractive up-dated look.

Recent rains are a welcome relief from the 2018 extreme summer heat and little measurable precipitation. Great start to 2019, nature at it's best!

Thanks for embracing our new dues increases as costs have finally forced us to raise our monthly assessment. We maintained our previous rate for 4 years and hopefully, we won't need to re-visit increases for some time to come. All three Associations in Eastview had similar increases for 2019 with Patio II being the smallest increase of the three.

Finally, wishing all of you a very healthy, prosperous new year!

### 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.

### HOME INSPECTIONS

Thanks go out to the 50 homeowners for the 2018 home inspections. The Board began with street view inspections in May and finished up repairs by December. Our next set of streets will be: **Tretagnier, Bellechase, and Versailles**. We look for things that need to be cleaned, repaired, and, or painted. (Front/back stucco walls, patio covers, wrought iron gates/fences, front doors, wooden trim, gutters, light fixtures, screens, chimney caps, and over-grown vegetation.) We visit each street every three years. Thanks for keeping our Patio II homes in a high standard of quality and uniformity.

## 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.

## PARKING RULES AND STREET SAFETY

We have seen a huge improvement in street parking throughout the neighborhood. Residents are parking their vehicle(s) in the garages, which are designed for two cars, per our CC&R's. Additional cars are to use the driveways, if applicable for parking. Thus navigating our streets have become much easier and safer. Also, please remind yourself, while in your car, to keep speed at a minimum and be watchful for walkers, children, landscapers, and visitors in our neighborhood. Thank you for your cooperation.

## BOARD ELECTIONS (Owners)

Applications are due for prospective Board members, we have two possible vacancies of incumbents, John Mullin and Dan Porter. Their terms have expired; however, they can run for another two year term. If interested, please submit a brief biographical sketch, by mail, no later than February 8, 2019, to the Association address on page one. Elections are in March.

## LANDSCAPE REPORT

As we start the New Year, we hope everyone enjoyed the holidays. From the stand-point of our front yards, slopes and hills we are grateful for the rain we are getting. Some of our landscaping has suffered a bit during the cold spells but we plan to bring them back this spring. Our landscape crew has come up with a winter watering plan that should be a big help in water savings which is also money savings. They of course plan to cut back even more when rains come. While they are working hard to conserve water while still keeping our lawns and slopes healthy and green, we all need to help. Please keep an eye out for excessive runoff and broken lines and sprinklers and let us know.

Remember that landscape request forms are available at the community center and online at the Eastview website ([eastviewrb.com](http://eastviewrb.com) click on Associations – Patio II). If you have a landscape request, this is the way to let us know.

Front yard tree trimming is on schedule for this Spring. Not all trees will be trimmed. The smaller ones will be allowed to continue their growth. We will be trimming for safety, clearance, and dead wood. Trimming is to be done from the outside of the tree inward. We shouldn't have a scalped tree, but a more natural look.

## HARDSCAPE REPORT

The painting of the common area walls is proceeding nicely. All that remains is to paint and repair both sides of the Chretien Court wall. It appears at the moment that the cost will come in on budget which is planned at \$18,000. When the walls painted this year are combined with last years effort all the walls will be in good shape. In the future the plan is to paint and repair all the walls at the same time.

Reserves are being set aside so when it is time to address all the walls there will be adequate funds to do the job. It is estimated that it will be at least four years or more before the next major renovation of the walls will need to be done.

All of the 12 irrigation control boxes and 12 electric meter pedestals were inspected. Four of each are showing some rust at the bottom. Quotes will be obtained to repair and paint those items.

I contacted the City about installing the street light on the corner of Tretagnier Circle and Devereux Road that was blown over in the recent wind and rain storm. The City Representative indicated he expected delivery of the new light in early February and the installation would take place a few days after it is received.

## FINANCIAL REPORT

Our monthly dues was last increased in 2015. In an earlier newsletter, I estimated an increase in our monthly dues of \$15-\$20. Unfortunately, our expenses have been higher than expected resulting in the need to increase the dues by \$30 (\$275 per month) starting January 1, 2019.

One objective in setting this year's dues is to provide sufficient resources to maintain our lawns, slops and trees. In addition, we need to replenish our level of cash that has been depleted due to losses of \$27,984 and \$21,297.00 in 2017 & 2018 respectively. Our cash as of the Dec. 31, 2018 was \$50,488.

Good accounting practices recommend maintaining a cash level of 2-3 times their monthly operating expenses. Currently we spend approximately \$39,000 per month. Our goal is to replenish our cash level to \$80,000-\$90,000. We need 2-3 years to reach this goal.

One of our objectives in 2019 is to have homeowners understand the financial issues facing our HOA. If anyone wants to discuss more fully our financial position, please attend one of our Board meetings that are always the second Thursday of each month at 4:00 PM in the community center. During the board meeting we would be happy to answer any of your questions.