

# EASTVIEW PATIO HOMES II

## *Newsletter*

**Eastview Patio Homes II Association, P.O. Box 300164, Escondido CA 92030**

**April, 2016**

### **President's Message:**

The annual Homeowner's Association meeting was held on March 17, 2016. A Board election was conducted. Three Board members were elected. Ron Filson and Cathy Hughes were re-elected. Mandy Richins was elected as a new Board member. Congratulations to all three! Our new 2016 Board positions are:

Ron Filson, President/Landscape  
Greg Kritzer, Vice-President/Hardscape  
Cathy Hughes, CFO  
Cilla Kersey, Secretary/Home Inspections/Newsletter  
Mandy Richins, Welcoming Chairperson

The Board is considering the process of revising our 30 year old By-laws and CC&R's. Many of our rules and provisions are out of compliance with current Association standards and recent laws. This process will take many months and member participation. More information will be forthcoming in future notices and the Newsletter.

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 form. These are available online at [eastviewrb.com](http://eastviewrb.com) or the Eastview Community Center office. The ARC also meets at the EV Community Center clubhouse the second Tuesday of each month at 4.00.p.m.

### **Audit Notice:**

The audited financial report, which the Board is required to have prepared by an independent auditor, is included with this newsletter. Questions about the audit should be sent to the Board. Also, if you have questions about your assessment payment to the Association, or if you are selling your home and need information for the escrow company, please contact our account service, California Business Solutions, at 760-439-1810, and ask for Jeff Simon.

### **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, held on the second Thursday of each month at 4pm at the Eastview Community Center. Notices and agendas are posted at the Eastview Community Center 4 days in advance of the meetings, so that owners can see what topics will be discussed.



### Landscape Report:

Springtime has arrived and it's our heaviest plant growth period. Over the next few months, you'll see our landscapers busily working on trimming and cleaning up our yards and slopes. Unfortunately, many of our slopes with Red Apple ground cover have been hit with a fungus that has destroyed many sections. Downey Mildew is the culprit! It has affected all of San Diego County, with no known cure. We are presently removing some of the dead areas and plugging in new starters, in an effort to restore the worst areas. We may need to go to an alternative plan if this doesn't work. Patience is the key to this attempt to restore our slopes.

Water will continue to be of concern, but so far we have weathered the drought restrictions and a little El Nino rain this last Winter/Spring is keeping our landscape green. As always, if you see a water leak, broken sprinkler, or problem contact ProScape ASAP at 1-760-480-1544 or 1-760-473-3574.

As always, Spring brings out rabbits, rodents, bees and snails. Traps and bait are being applied throughout the property. If bee hives are seen in the common area, please contact ProScape for removal.

Please use our Landscape Request Form to inform us about issues in our common area. These forms are available at the clubhouse or online at [eastviewrb.com](http://eastviewrb.com). Thank you for your eyes on the community.



### Hardscape Report:

You will have noticed that the City has begun work on the streets by re-doing all the sidewalk corners to comply with the ADA regulations. This is a precursor to the paving of the streets, so we expect that to take place soon. There is a bid out for the painting of our meter boxes, and this should be accomplished within the next month or so.

### Home Inspections Update:

The Board will begin external home inspections in May/June, looking for any areas in disrepair or in violation of guidelines. As mentioned in the January newsletter, the streets to be inspected are Bellechase Circle, Tretagnier Circle and Versailles Court.

The Board, performing a duty required by the CC&R's, will be looking for areas that need improvement, mostly involving the portions of your homes visible from the street, but also involved are the outside walls in back yards that face out onto common areas. This usually involves issues of worn stucco or paint, wrought iron gate appearances, front yard landscaping issues, etc.

Once the inspections are complete, a letter will be sent to homeowners who have work that needs to be done. **Owners will have 90 days from the date of the notice letter to complete the requested work. If you have a problem completing the work in this time period for any reason, you must contact the Board. If the work is not completed, you may be called to come into a hearing for face-to-face reviews, and the levying of possible fines.**

### Crime in the Neighborhood:

As crime increases all around us, your Board would like to remind you to be diligent about: Parking your cars in the garage – there have been six incidents involving vehicle break-ins in the surrounding areas in the last month; locking your doors, closing garage doors and using your security alarm if you have one. Also, report anything suspicious you might see to the police and alert your neighbors. A good website to check on crime in the area is: [nextdoor@nextdoor.com](mailto:nextdoor@nextdoor.com). The Board wishes you a happy and safe summer.