



EASTVIEW PATIO HOMES II ASSOCIATION, P.O. Box 300164, Escondido, CA 92064

April 2017

President's Message

Our Annual Meeting for the homeowner's association was held on Thursday, March 9 at the Community Center. In addition to reviewing the Board's activities for the past year, election ballots were counted for our two new positions vacated by **Cilla Kersey** and **Greg Kritzer**. Our new Board members are **John Mullin** and **Dan Porter**, who will join Ron Filson, Cathy Hughes, and Mandy Richins. Thank you to all who mailed in your ballot.

Vote As far as the balloting for approving our new By-laws and CC&R's, we received 91 ballots by the April 1 deadline. The Board felt more time was needed to respond, since we had barely over half the 150 homeowner's ballots. We pushed the deadline to May 1, to encourage a greater participation in this important decision. Our old documents were over 35 years old and needed a 2017 up-date. Many of our original guidelines were no longer enforceable. If you still haven't responded, please do so! If you have lost or misplaced your ballot, contact a Board member to get a new one.

Looking forward to a great year!

Ron Filson
President

ARCHITECTURAL REMINDER

If you are making any changes to the outside of your house (roof, windows, painting, fencing, etc.) or changes to your yard (landscaping, patios, patio covers, etc.), you must get the PRIOR written approval of the Architectural Review Committee (ARC). Applications for changes are available at the Eastview Community Center Office.

AUDIT REPORT

The Association is required annually to have an independent audit of our financial records done, with a copy to be sent to all owners. Enclosed is a copy of the audited financial report for the period ending 12/31/16. If you have any questions, please let us know.





HOME INSPECTIONS ARE COMING UP AGAIN!

Every year the Board inspects approximately 50 homes in our community to see if any maintenance work is needed (painting, repairs, etc.). This inspection only looks at what is visible from the street.

This year's inspection will be done in May/June and will involve **Parlange Place, Devereux Road, and Rosedown Place**. If you live on one of these streets, please take the time to objectively look at your home from the street to see if any maintenance work is needed. By doing the work now, you avoid receiving a notice from the Board.

Thank you!

LIGHTING SUGGESTION

One of our owners has suggested that if you want to project more light out in front of your garage at night that you consider purchasing an LED Dusk to Dawn bulb with a built-in automatic on/off sensor. You simply screw this bulb into your existing fixture and the light will automatically come on at dusk and go off at dawn.



By using these types of bulbs we can make the sidewalks safer at night for pedestrians. They may also discourage prowlers.

LANDSCAPE REPORT



Winter rains and a warming Spring has brought amazing growth to our landscape. ProScape is busily trimming and refurbishing our entire property. We are aerating our front yards for better water retention along with the application of water-saving "Moisture Manager". Front yard trees were trimmed/laced to reduce over-growth and safety, especially reducing the growth over our roof lines. This process only occurs every 2-3 years and in a few months the trees will rebound to their natural look.

Our slopes took a hit this winter by the fungus, Downy Mildew. This fungus attacks the red apple ground cover especially in the shaded areas of our slopes. We are currently experimenting with alternative ground covers in some small areas as a permanent replacement, if necessary.

Please, as always, be on the lookout for water emergencies by alerting ProScape at 1-760-473-3566 or 1-858-688-4510. Landscape requests forms are located online at: eastviewrb.com or at the clubhouse.

CONTACTS

PRO-SCAPE LANDSCAPE: Emergencies only: 1-760-480-1544 or 1-858-688-4510

WEBSITE: Eastview Community Center: eastviewrb.com, click on Patio II

ARC/LANDSCAPE/MAINTENANCE FORMS: Clubhouse or on website

MONTHLY MEETINGS: Second Thursday of each month at 4 pm at the Clubhouse. Agenda for the meeting posted at the Clubhouse 4 days in advance of the meeting.

ASSOCIATION ADDRESS: Eastview Patio Homes II - P.O. Box 300164, Escondido, CA 92030

ASSOCIATION BILLING: California Business Solutions—1-760-439-1810