



EASTVIEW PATIO HOMES II ASSOCIATION, P.O. Box 300164, Escondido, CA 92030

April 2018

Homeowners Association Annual Meeting and Election

Our Annual meeting was held on Thursday, March 8 at the Community Center Clubhouse. In addition to reviewing the Board's activities for the past year, election ballots were counted for three positions. The 2018 newly elected Board members are **Ron Filson** (incumbent), **Mandy Richins** (incumbent), and **George Gigliotti**. They will join **John Mullin** and **Dan Porter**. Each elected term is for two years and can be extended to future terms. These are unpaid, volunteer positions.

Thank you to all who mailed in your ballots thus avoiding another mailing and additional expense.

The Board would sincerely like to thank **Cathy Hughes** for her 4 years as a Board member. We will miss her dedication to our community and our best to her.

Our Major Accomplishments in 2017

- ◆ Approved the new 2018 budget without any dues increases.
- ◆ Revisited our 35 year old governing documents and updating them to current California Association standards.
- ◆ Hired a new landscape contractor, Green-Tech, as ProScape (7 years with us) closed business.
- ◆ Refurbished and painted most of our stucco walls, electric meter boxes, and metal utility plates.
- ◆ Inspected 50 homes in our every three year cycle.

We are looking forward to a safe and prosperous 2018

Ron Filson, President

LANDSCAPE REPORT

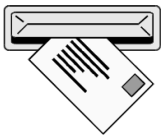


Our winter rye that was applied in November will soon be dying and the underlying grasses will soon emerge. We have put down pre-emergent chemicals to prevent weeds and will aerate for better water retention this month. Trimming of the bushes and maintaining our slopes and lawns will be our focus this spring. We are also looking at some areas for turf conversion to a drought tolerant landscape.

Water is always a concern and we try to keep coverage to our plant material only, off the streets, and sidewalks. Please consult the landscape Co., if you see a break in a water line or broken/missing water heads. You are the extra eyes in the community and we always welcome your help.

Roots: be aware that our mature slope trees have a broad root system and if your exclusive yard area has any invasive roots from common area trees, contact the Board or Landscape Co. immediately. If we have knowledge of a problem, our crews can divert possible damage to your property. Our responsibility lies in prevention, root surgeries, root barriers, and possible tree removals.

Lastly, our slopes are strictly off limits to human activity. Some reports of children playing on them has led to this announcement. They are steep and dangerous to walk/play on plus our irrigation systems are located throughout. Please assist if you see people on the slope to advise them they are trespassing. We all can help in this effort.



COMMUNICATION WITH THE BOARD

Your Association is self-managed which means we do not pay for the services of a management company. This saves our members hundreds of dollars each month. The Board hires an accounting firm to handle the monthly assessments and a secretarial service to take minutes, prepare newsletters and send correspondence. The volunteer Board members do the rest.

So if you wish to contact the Board, you need to mail us a letter at Eastview Patio Homes II Association, P.O. Box 300164, Escondido, CA 92030 or attend a Board meeting on the second Thursday of each month at 4 p.m. at the Eastview Community Center.

If you have a landscaping or maintenance issue in the Common Area, there is a *Landscape and Maintenance Request Form* for Patio Homes II at the Community Center office. Just fill it out and leave it at the office. The Board will pick up these forms and respond to you.

If you have questions regarding your monthly assessment payment to our Association, please contact California Business Solutions (CBS) at 760-439-1810. They are also who you contact if your are selling your home or refinancing and need documents.

HOME INSPECTIONS

Don't forget that the Board will be inspecting the homes on Belle Helene, Chretien, Colonnades, Corte Tezcuco, Tatia and Voisin next month. They will view the homes from the street to determine if the house needs painting work, if the fences need repair or paint, if some power washing is needed, etc. Please take a look at your house from the street and address any issues now to avoid receiving a letter from the Board.

Thank you for helping to keep our community beautiful!



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.



FIRE INSPECTION

A few weeks ago, the Fire Marshal, Gary Horn (SDFD), in charge of Brush Management, Fire Reduction Division surveyed our property. We received an excellent approval rating. Our slope trees are well spaced, healthy and green. Their surrounding areas are clean and trimmed with a bed of succulent ground cover. We met all of the criteria for a safe, canyon neighborhood. He left some fire safety pamphlets (PDF) that we are trying to download to the Eastview website. The fires of 2007 have taught us to be prepared as possible, and this inspection is one way to protect our community.

LEASING UNITS

Owners have every right to lease their units providing that they follow the CC&R's guidelines in Section 5:20 of our governing documents. It is extremely important to familiarize your tenant with these documents of the Association. They need to follow the same restrictions that all homeowners are committed to. Please notify the clubhouse, so they are also aware of the new leased residents and clubhouse visitation rights. We welcome your tenants as Eastview residents and hope they enjoy our neighborhood. Thanks for your cooperation.