

**NEW MAILING ADDRESS**

Eastview Patio Homes II
 P.O. Box 231974
 Encinitas, CA 92023-1974

For Assessment or Escrow
 questions call Jeff Simon at
 California Business Solutions
 (760) 439-1810

PRESIDENT'S REPORT Ron Filson

Garage parking is the summer news! All homeowners should have received a statement of clarification to our Garage Parking rules. Most homeowners have little issue or understanding of parking/storing of automotive vehicle in their garages. The clarification to the CC&R's mandates driveway parking, if applicable, to be used for overflow parking of more than two vehicles. This is after the capacity of the garage is used for auto parking. Owners with motorcycles can apply for a Board exemption to park their vehicle in one stall designated for auto parking. Of course, the streets can be used, if all other parking spaces are full. Our goal, is to keep as many owner-responsible vehicles off our narrow, secluded, cul-de-sacs as possible. It makes for easier navigation of our streets, access to our garages, and security. Thank you for understanding the spirit and intent of this amendment to the CC&R's.

Summer is always hot in Eastview and with so little rain this year, so far, we're faced with dry, fire conditions in Rancho Bernardo. Our landscapers are busy cleaning up dead bushes, weeds, and molted pine needles from our landscape. They are maintaining the irrigation on our slopes to provide a cushion of green vegetation around our Patio II property. However, we as residents can do our part. Take a look around your exclusive area for dead plant material, debris from leaves especially in rain gutter and pockets in the corners of your yard. Trim tall vegetation/trees of dead material and clear from eaves/structures. Old patio furniture/cushions/umbrellas, rotten wood, and dead palm fronds are also potential fire dangers. Fire danger is high and even though we received approval from the Fire Safety Officer, be cautious.

Have a nice, safe summer and enjoy our pristine community.

ARCHITECTURAL APPROVALS
For July 2018

17685 Devereux	New tile roof
17615 Parlange	Solar Panels
17650 Tatia Ct.	Landscape
17745 Devereux	Paint House
17738 Bellechase	New Windows
17683 Belle Helene	New Windows
12017 Tretagnier	New Windows
17740 Rosedown	Landscape/walls
17611 Parlange	Re-felt roof
17705 Bellechase	New windows
17660 Tatia Ct.	New Windows

CHANGING OF THE GUARD...

Although you may not know her name, Wendy DeVuyst provided important managerial services to self-managed homeowner associations in Rancho Bernardo, including your very own, since 1985. As of July 1, 2018, Wendy and her husband are moving to always greener and definitely wetter Seattle, Washington, to be closer to their grandchildren. Wendy provided your Boards of Directors with sound guidance and efficient service for decades. She is difficult to replace, as your Board discovered during the past year while searching for the "new Wendy."

Victoria Cohen, of Victoria Cohen Consulting has been hired to assist your Board of Directors. Victoria has over a decade of experience working with homeowner associations as a professional meeting recorder and HOA Parliamentarian. You can learn more about Victoria on her LinkedIn page: <https://www.linkedin.com/in/victoriacohen2020/>

HARDSCAPE REPORT

George Gliotti

Bids are being solicited for the stucco repair and painting of the HOA walls and pony walls on Colonnades Place, Chretien Way, Corte Tezcuco, Voisin Court, the Devereux Road entrance, and the wall along Devereux Road just West of Rosedown Place. Tatia Court and Belle Helene Court were inspected, and no work is planned for those areas.

After review of the bids, the Board will make an award to the bidder that offers the best value. We will do as much work as the budget allows; some work may have to wait until the next budget year.

In the future, the Board needs to decide if all the walls should be repaired at once (say every 3 or 4 years); if that approach is taken a special assessment may be required. The HOA walls are very visible and it is necessary to keep them in good shape in order to maintain the aesthetics of the Eastview Patio Homes II community. Should the Board decide to take this approach, adequate notice will be given to the homeowners, so they can weigh in on the plan.

FINANCIAL REPORT

John Mullin

2019 Assessment Increase: Due to increases in overall operating expenses of our Association, the 2019 budget will reflect an increase to your monthly assessments.

The anticipated increase is \$15-\$20 per month. The final budget will be mailed to all homeowners in November.

We have been able to keep assessments low and increases minimal. In 2011, 2013, and 2015, your monthly assessments were increased by \$10. There has not been an assessment increase for the past three (3) years.

2018 Budget	\$441,180	100%	2019 Anticipated Increase
Expenses:			
Administrative	\$ 27,644	6.27%	10%
Landscape	\$267,436	60.62%	5-10%
Utilities	\$146,100	33.12%	6%

Help Reduce Costs:

- ❖ **Setting Up Automatic Payment** of your monthly assessment. With an automatic payment we eliminate the expense of printing and mailing coupon books.

ANNUAL EXTERIOR HOME INSPECTION

Mandy Richins

Your Board conducted the annual exterior review of homes on Belle Helene Ct., Chretien Ct., Colonnades Pl., Corte Tezcuco, Tatia Ct., and Voisin Ct. in May. Letters were sent to the homeowners with the requested maintenance items. Homeowners have until October 1, 2018 to perform the maintenance and file their compliance documentation. Thank you in advance for your cooperation and assistance in keeping our community beautiful!

Communication with the Board of Directors

Your Association is self-managed which means we do not pay for a professional management company, instead, we have homeowner volunteers that oversee the operational needs of our community. Their free service to our community helps keep our assessments low.

As a courtesy to our volunteers, please do not call them at home or bother them with HOA issues when you see them around the community.

Instead, the Board invites you to attend a monthly Board meeting, held the second Thursday of the month at the Eastview CommunityCenter, or write to us at:

Eastview Patio Homes II Corporation
P.O. Box 231974
Encinitas, CA 92023-1974

For Common Area Landscape and Maintenance Requests, please fill out a form located in the Eastview Community Center office.

For Assessment or Escrow questions call Jeff Simon at California Business Solutions (760) 439-1810

If You Rent or Lease your Home

- ✓ Please remember to inform your tenants that they live in a homeowners association with rules and regulations that apply to them (and their guests) while they live here.
- ✓ Update tenant information at the Eastview Community Center so your tenants can use the clubhouse.
<http://eastviewrb.com/> or (858) 487-7270

