

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

January 2017

President's Message

Happy New Year 2017!

Our biggest task for the beginning of this year is the approval of our up-dated 30 year old By-laws/CC&R's. Our Town Hall meeting of Jan.12 was very fruitful with some 25 homeowners in attendance. The Board heard your recommendations and further revised our initial draft. You should be receiving the final hard copies of these documents in mid-February with a ballot for approval. Please take the time to peruse them and send in your ballot by **April 1.** This new re-stated version brings us up-to-date with California Association rules and the Davis-Sterling Act provisions for a Residential Condominium Association.

Thank you to all of our homeowners during our annual home inspection cycle. We inspected some 50 homes in 2016. Our homeowner's commitment to maintain/freshen their homes was welcomed and appreciated. The spring 2017 inspection will begin in May on Devereux, Parlange, and Rosedown.

I would like to formally welcome our new residents to Patio II. We have a pristine, scenic, well-maintained and secure neighborhood. We are proud of our newly resurfaced streets and freshly painted association walls, electrical, irrigation, and mail boxes. With our streets being secluded and narrow; we, as always, encourage all residents to make room for and park your cars in the garage. Let's not add to any potential crime activity on our streets. Please keep a keen eye on any suspicious behavior in the neighborhood and report it.

Our best wishes for a happy, healthy, and prosperous New Year to all of our residents.

Ron Filson
President



WARNING TO RESIDENTS

The Board has noticed an issue with residents walking on the landscapers paths on the slopes or in the drainage culverts. This is especially becoming an issue behind Rosedown.



The slope paths are for the use of the gardeners only. They are steep and uneven and should not be used as walking paths or for taking the dog for a walk.

We've also had reports from residents on Rosedown about people walking at night with flashlights in the drainage culvert. Not only is this very dangerous due to the uneven surface of that area, but is a privacy concern for those residents.

So please do not use the paths on the slopes or the drainage culverts for your walks.



BOARD ELECTIONS

The terms of Greg Kritzer and Cilla Kersey are up in March and we are seeking owners who would like to run for election to the Eastview Patio Homes II Board of Directors.

No prior experience is necessary, just a desire to serve the community and a willingness to donate a few hours of your time each month. If you are interested, please drop us a note and include a brief biographical sketch to include on the ballots. All names of candidates must be submitted by February 9, 2017.

COMMUNICATION WITH THE BOARD

At our recent Town Hall meeting an owner asked why the Board does not communicate with the owners via email. They also asked about emailing the Board when there is an issue.

Due to privacy concerns, the Board has decided not to maintain an email list for the owners. The State laws require very specific regulations for maintaining an email list of owners that would be very time consuming and difficult to do for 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. Since the Board members are volunteers, none of them want to be responsible for maintaining an Association email where members email the Board with their complaints, comments or concerns.

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 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 you are selling your home or refinancing and need documents.

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!



GARAGE REMINDERS

The current restrictions for our Association state that nothing can be done inside your garage which would prevent the storage of two vehicles. This means no excess storage, gym equipment, home office, etc.

If you cannot fit two vehicles inside your garage, please clean it out so that you are in compliance with this restriction. If you are found to be in violation, you are subject to fines at the rate of \$200 per month.

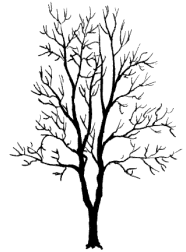
LANDSCAPE REPORT

Rain, Rain, Rain! What a welcome gift from nature. Our lawns/slopes/shrubs are thriving with this natural irrigation. Our winter rye over-seeding has been very successful, enhancing our community.

The Union Tree service crews are in the neighborhood as of Jan. 9. They will be trimming designated slope trees to reduce their size, especially one's hanging over our streets. Front yard trees will be laced in April by the same crew. Pro-Scape is helping by trimming any branches from our front yard trees extending upon our roofs.

Trimming of shrubs and storm clean-up has dominated the Pro-Scape crew, but as always, please inform them of any immediate problems. Landscape/Maintenance request forms are available online: eastviewrb.com. or at the clubhouse.

We have a new emergency phone # for **Pro-Scape: 1-760-473-3566**



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.