



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

**January 2018**

**Happy New Year to All...**



2018 ushers in our 35 plus years in Patio II! Congratulations go out to our original owners and a welcome to our many new residents. Being an Association, By-Laws and CC&R's are the core of our association. With the 2017 re-visions, we are now up to speed with all current California Association laws and regulations. We will continue to lean on those guidelines to keep our neighborhood beautiful and pristine for many years to come.

Your current Board is dedicated to improving, maintaining and preserving our way of life in Patio II. We recently hired a new landscape company over the summer, as ProScape dissolved it's business after 35 years, serving us for the last 7 years. Our new contractor, Green-Tech Landscape, has promised to keep our 20 acres of property maintained to the highest standard. Newly paved roads, annual home improvement inspections and general care for our property will be our goal to keep us a desirable community to live within.

As we embark on our next year, please feel free to address community or personal issues to the Board by writing, filling out landscape/hardscape request forms, or by attending one of our monthly meetings. As your representatives and common property custodians, your opinions are always valued and reviewed at our meetings. Have a great year and thanks for being an outstanding Eastview Patio II homeowner and neighbor.

Ron Filson,  
President



## **BOARD ELECTIONS**

The terms of Ron Filson, Cathy Hughes and Mandy Richins 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 8, 2018.

# LANDSCAPE REPORT



Winter projects are underway. We're checking all sprinkler systems for leaks, over-watering and coverage, monitoring water usage with meter checks every two weeks, and cutting back on front yard mowing to every two weeks or as needed, due to slow growth. Lack of rain hasn't helped but hoping for a wet spring. Water is always a priority as we approach spring/summer.

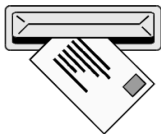
Our new landscape crew is getting acquainted with our property and the tasks in hand to keep it green and pristine. They will also be checking our landscape for areas in need of refurbishment. As for our front yard trees, they still have another year before the every two-year trimming (2019). We will trim limbs from touching roofs and hanging onto drives/sidewalks during this period.

So far rabbits have not been a problem as they were in the past. Gophers have appeared in some areas and the association will eradicate them, as we do with rats. Please notify the association if you see new evidence of their presence.

Please remember to submit a "Landscape Request Form" for any landscaping issues that require the attention of our landscape crew. Also, please help us keep water costs down by reporting any broken sprinklers, water problems, or common-area landscape problems to:

**Green-Tech: EMERGENCY NUMBER, 858-230-4310**

Happy New Year to all our residents,  
Landscape Director



## 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.

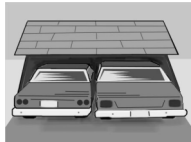
If you have questions regarding your monthly assessment payment to our Association, please contact California Business Solutions (CBS) at 760-439-1810. They are also who you contact if your are selling your home or refinancing and need documents.

## **HOME INSPECTIONS 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 Belle Helene, Chretien Ct., Colonnades Pl., Corte Tezcucu, Tatia Ct. and Voisin Ct. 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!



## **PARKING/GARAGE STORAGE**

Most of our owners/tenants comply to our CC&R restrictions. Thank you for your part in keeping our streets clear to drive on safely.

The Board, however, continues to hear about excessive vehicles parked along our narrow, secluded streets. Some of our 9 cul-de-sacs have very little turn around room at their ends, that make it a challenge to the homeowners to maneuver their vehicles in and out. Your Board is currently addressing this problem by enforcing garage parking for the resident's vehicles and making sure garages are not used for excess storage, leaving insufficient room to park 2 automotive vehicles in the garages.

Notices will go out in February to inform violators to clean out their garages and park their cars within. Owners with 3 or more cars should use their driveway for parking, provided they can park a vehicle there without obstructing the sidewalk or street. Your cooperation is essential!

Thanks you,  
Your Board

## **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.