

EASTVIEW PATIO HOMES II

Newsletter

Eastview Patio Homes II Association, P.O. Box 300164, Escondido CA 92030

July, 2016

President's Message:

Summer is here and your Board has taken on two major projects. First, our common area hardscape is being inspected for stucco repair and paint. Electrical boxes, utility plates, and manhole caps will be cleaned and painted as well. Our finances are extremely good with a considerable savings, at this point, due to water reduction and low cost landscaping repairs and improvements. ProScape has been a tremendous investment during our 6 years of tenure.

Secondly, we are handing over our 30-year old By-laws and CC&R's to our attorney for up-dating to current standards. Many new HOA laws have been handed down through the California Davis-Sterling Act, rendering our policies outdated and unenforceable. A draft will be forthcoming for Board review. This draft will be sent out to the homeowners for their perusal and comments before any vote is taken. An owner's meeting with the attorney will be held to discuss/address any questions, comments, and concerns. This meeting may cause revision of the draft accordingly. A subsequent vote must be concluded using the secret ballot, double envelope process. This process will take many months and, hopefully, will be successful and bring our documents in compliance with all current State laws/regulations.

Lastly, all homeowners and renters, be aware that your garages shall be used for the storage of (2) automotive passenger vehicles. If yours is being used for excess storage, please take the time to meet our CC&R requirements (Article IV, Section 10). Our goal is to eliminate vehicles parked on our drives and narrow streets. This also supports an effort to reduce possible vehicle crime that occasionally occurs in Rancho Bernardo. Thanks to all for your cooperation.

Ron Filson
President, Patio II Board



Landscape Report:

The hot summer months, trees shedding their leaves, and spring growth are keeping our landscaping crews busy. Luckily, the City has eased the water restrictions and your HOA can water Monday-Wednesday-Friday between the hours of 6:00 pm and 10:00 am. The water may come on several times during these hours to avoid runoff. On extremely hot days, we will give our landscape additional water to sustain its health.

Rabbits continue to be a problem, leaving brown areas in our lawns after their presence. ProScape has placed live traps in the most affected areas and will transfer the captured rabbits to an uninhabited area of RB.

Trees are shedding their leaves and seed pods. We will try to keep the walkways and drives clear and rake the lawns periodically during this time. Our front yard trees will be trimmed of any overhanging branches near or on your homes. Next spring, will be our next front yard tree lacing.

As always, if you see a water problem, alert ProScape (1-760-480-1544) or our landscape crew ASAP. Thank you for your help and cooperation.



Home Inspections Update:

The Board has now completed home inspections. Homes which need any repairs will have received notification of this, and owners have until September 1, 2016 to complete the requested work. If you have a problem completing the work in this time period for any reason, you must contact the Board. If the work is not completed, you may be called to come into a hearing for face-to-face reviews, and the levying of possible fines. Please remember to fill out an ARC form where needed.

Contacting the Board:

Please respect the privacy of the Board Members. They serve you without compensation. Owners may write to the Board at: Eastview Patio Homes II, PO Box 300164, Escondido, CA 92030 with any questions, concerns or complaints (including possible CC&R violations), or you are always welcome to attend an upcoming Board meeting, held on the second Thursday of each month at 4pm at the Eastview Community Center. Notices and agendas are posted at the Eastview Community Center 4 days in advance of the meetings, so that owners can see what topics will be discussed.

ARC Guidelines:

Who is ARC?-

The Architectural Review Committee (ARC) is a standing committee of the Eastview Community Center. It is made up of representatives from all three homeowner associations in Eastview. ARC makes all its decisions based on the aesthetics of the area, and all decisions are communicated in writing 2-4 days after the meeting. ARC applications are available at the Eastview Community Center office or online at eastviewrb.com. ARC meets the second Tuesday of each month at 4.p.m.

When to fill out an ARC form-

The CC&Rs require that you submit an ARC application for the approval of any plan for improvements to the exterior of your home. The application must be submitted and the ARC decision given before the work is started. Improvements include re-painting home, new roofs, windows, doors, garage doors, patio covers, fencing and gates, walkways, also satellite dishes and solar panels and complete re-landscaping of exclusive use area.

Resident placement of anything in the Common Areas requires approval of ARC and the HOA Board. Any resident doing work without ARC approval is subject to a \$300 fine.

Reminder: All walkways in the common area and driveways are maintained by the HOA Board. Any changes requested must be approved by both the HOA Board and ARC.

Zika & Other Mosquito-transmitted Viruses:



With concerns about the Zika virus, West Nile virus and other mosquito-transmitted viruses at the forefront of our minds, a good website to check out is www.sandiegocounty.gov. There is useful information there about how these viruses are transmitted, what the symptoms are and how we can protect ourselves, and keep the disease carrying pests from frequenting our backyards.

The American Flag:



Please be aware of the following facts regarding displaying the American Flag.

Ordinarily, the flag should be displayed only between sunrise and sunset. It should be illuminated if displayed at night. The flag should be cleaned and mended when necessary. When a flag is so worn it is no longer fit to serve as a symbol of our country, it should be destroyed by burning in a dignified manner. Local Boy Scout troops normally offer this service.

Political Signs:

Please remember that political signs should not be placed in the common areas. The best place to display the signs is in your window. State law requires owners not to put up political signs more than 90 days in advance of an election, and all signs must be removed within 15 days after the election.

Renting your Home:

If you rent your home, it is your responsibility to make sure that the renter is given a copy of the CC&Rs. It should be impressed upon the renter that they must follow the CC&Rs. In cases where the renter is in violation of the CC&Rs, fines may be levied by the Board against the owner until the renter rectifies the situation.

Neighborhood Watch:



Our local program is now back in swing! Karen Amaya is the Eastview Captain who will pass along all Crime Watch alerts from the police to your Block Captains, who will then email them right on to you. Within the next week, every neighbor will also be receiving a very informative safety brochure as well as a refrigerator magnet with all the emergency numbers right on it for quick access. The Crime Watch alerts will be within 2 miles of us, so not all will be right in Eastview but will be close.

What can you do to better protect yourself?

- Give your email address (or phone number if you don't email) to your block captain, so you can be contacted when necessary.
- If you are a victim of crime, after contacting the police, also let your block captain know what happened.
- Keep your garage door shut as much as possible. (This is the main way they are entering our homes.)
- Keep your garage cleaned out so you can park 2 cars in your garage, as required by our CC&Rs.
- If you have valuable sound equipment installed on your car, have a good security system installed and use it.
- Keep your house alarm on, even while you are home.
- Lock the door between your garage and living area.
- Leave your car keys on your nightstand, so you can activate your car siren if you hear prowlers in your home or garage.

If you have any questions, please contact Karen Amaya via email: karen1amaya@hotmail.com.

Fire Safety Tips:

- If you have a landline in your home, remember that only telephone sets that plug in (the old-fashioned way) and are not portable will work when the power is cut off. Residents may want to have at least one phone that is not portable to use in emergencies.
- When the power is off, and you need to open your garage door, just pull the red handle that hangs down from the rail. This will release your door from the electric opener. Then you can open the door manually by lifting the door with your hands.
- Always close doors and windows during a fire to reduce the chance of burning embers getting to the interior of your home.
- Don't stack firewood close to the house or on the patio, as embers can ignite the firewood easily.
- Avoid having large amounts of combustible materials on your patio. Chair cushions, straw rugs or any other easily burnt items should be stored indoors when not in use or fire danger is present.
- Trim trees 6 feet from the ground. Trim all dead palm fronds, including older leaves that persist on a tree and form a "skirt" of brown thatch.
- Remove all leaves, pine needles and debris from roofs. Trim any branches that overhang your chimney or your neighbor's chimney.
- Prepare and maintain a "Go" bag.
- Create an evacuation plan in case of a wildfire.
- Don't forget to have supplies for your pets also (food, water, leashes, medications, etc.).

Holiday Decorations:

If you display holiday decorations or temporary decorations for a celebration, these should be removed promptly after the event or holiday.

Your Board wishes you a healthy and happy summer.