

# EASTVIEW PATIO HOMES II

## Newsletter

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

**July 2017**

### **President's Message**



Summer has arrived and fire season is on our minds. A wet winter season has left the surrounding canyons full of dry brush and weeds. Our landscape crews are busily 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 a green belt around our Patio II property.

We as residents can do our part. Take a look around your exclusive area for dead plant material, debris from leaves especially in rain gutters, trimming tall vegetation/trees of dead material and keep them clear from eaves/structures. Old patio furniture/cushions/umbrellas, rotten wood, and dead palm fronds are also a potential fire danger. Your help is appreciated in making this a safe Summer/Fall season.

Our new By-laws and CC&R's are fully in effect thanks to all the residents' votes for the much needed revision. Please take the time to peruse these documents, for some changes have occurred. We are still concerned about the excess cars on our narrow, secluded streets. Our garages are for the purpose of parking our cars (NOT STORAGE). The Board would like to see better compliance from all of our residents.

We are putting a "No Trespassing" sign at the top of the covert behind the Devereux park area and the Rosedown homes. This should deter people from using this area to access the RB Inn pond or just walking along this area behind our residents homes. Thank you for keeping your trash/recycling receptacles out of sight from the street, except for Tuesdays, so we can keep the aesthetic look to our beautiful neighborhood. Have a great summer!

Ron Filson  
President, Patio II Board

### **ADDRESS INFORMATION FORM**

The State has enacted a new law for homeowner associations which requires us to mail out the enclosed *Annual Request for Owner's Address for Association Communication*. The purpose of the form is to ensure that the Association has a correct mailing address for every owner. Some owners live onsite, but have their mail sent to a P.O. Box or a different address. Some owners live offsite and rent out their property. This form will provide us with the correct mailing address so that we can be sure that you are receiving all communications from the Board.

If you do not return this form, the Association will use your property address as the default address for sending all Association communications. So, if you wish to continue to receive your mail at an address other than the property address in the Association, you MUST return this form.

## HOME INSPECTIONS

Every year the Board inspects approximately 50 homes in our community to see if any maintenance work is needed (painting, repairs, etc.). This year the homes on Parlange, Deve-reux and Rosedown were inspected. Notices were sent out last month to owners who needed to have work done. **We want to remind you to be sure to return the signed form when the work is completed.** All work must be done by September 1st unless other arrangements



## HOA WALL REPAIRS

When the HOA inspects approximately 50 homes each year, the Board also inspects the pony walls associated with the 50 homes. It is the responsibility of the HOA to maintain these walls. Several of these pony walls need repair and repainting. The Board anticipates repairing these walls in October or November.

The appearance of the marquis walls creates a positive image as people enter our HOA. As a result, we keep them in pristine conditions. The stucco on the marquis walls at the end of Colonnades Place and Chretien needs repair. We are finalizing a contract to have the repairs completed in the next month or two.

Finally, a section of the wall along Chretien badly needs repair, for the stucco is falling off. We expect to repair this section of the wall at the same time as the two marquis walls.

## LANDSCAPE REPORT

Winter gave us the abundant rain we needed. It also, left us with greater weed growth, extra dead pine needles, and more than usual landscape maintenance. Daniel and his crew are working hard on grooming our yards and slopes. Irrigation on the hot days is extremely important in keeping our landscape green and healthy. Thus, we are applying extra days of watering. We sometime stagger the irrigation times for better absorption. If you see any water problems, broken pipes, sprinkler issues, or general irrigation needs, please inform Daniel (619-254-0716) or Pro-Scape (858-688-4510) ASAP.

Snails, rats, and rabbits are a constant effort to control. Again, please let us know if some attention is needed. Landscape request forms are at the clubhouse or online at [EastviewRB.com](http://EastviewRB.com).

Our front yard tree's foliage is back from their lacing/trimming last March. They are well away from contacting your home eaves or roofs. This leaves a comfortable gap for fire prevention. Our lawns are healthy and green after the aeration process, an envy to others in our community. However, brown spots will appear this summer, due to rabbit damage and irrigation adjustment. We will replace with new sod, as needed.

## PLUMBING ISSUES IN THE FRONT YARD



While the Association is responsible for maintenance of the front yard landscaping, the homeowner is responsible for the pipe that runs from the City water meter to the house. These are PVC pipes that are more than 30 years old.

Several owners have experienced breaks in these lines that they are responsible to repair. If the break is caused by tree roots from a Common Area tree, then the Association is responsible for the repair costs. However, if the break is due to the age of the pipe or other circumstances, the repairs costs are the homeowner's responsibility.

In order to ensure that both the Association and the homeowner know what caused the break, the Board implemented a policy several years ago for this issue. Enclosed is a copy of the *Plumbing Repair Authorization Form* used by the Association.

If you experience a break in the water line to your home, immediately contact the Board or Pro-Scape to have it excavated. Once the broken pipe is exposed both the homeowner and a Board representative will view it to determine if a tree root was a cause of the break. If it is a tree root, then the Association will pay for the repairs. If it is not, then the homeowner can choose to have ProScape make the repairs or hire their own plumber to do the work.

If you do not contact the Association when you first notice the leak or have the leak repaired without notifying the Board and allowing a Board member to inspect the broken pipe, then the Association may not pay for the repairs.

## **AMENDED BYLAWS AND CC&R's FOR OUR ASSOCIATION**

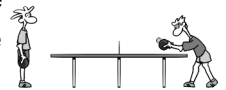
As previously reported both the amended and restated Bylaws and Declaration of Restrictions (CC&R's) for this Association passed in April. The documents have been recorded and enclosed with this newsletter is a copy of the signed signature pages for both documents and the recording cover sheet for the CC&R's. These pages should be kept with the amended documents that were mailed to you when the voting took place.

If you have misplaced these documents, they are available at the Eastview Community Center website at [eastviewrb.com](http://eastviewrb.com), click on "Associations", and then on Patio II and you will see that restated documents listed there. If you wish to receive another hard copy of the documents, we will have to charge you a fee of \$15 for the Bylaws and \$25 for the CC&R's to produce the copies and mail them to you. Just drop us a note if you want us to mail you a copy, along with your check.

## **PING PONG AVAILABLE NOW AT THE COMMUNITY CENTER**

Members and their guests welcome.

Gus Sakis will be giving an orientation and instruction (Tuesday July 25 5:00-6:30 PM) on how to safely set up the table. He will cover the basics of playing ping pong including rules, scoring, and the proper respect and care of the ping pong table. This is a top of the line table and will last a long, long, time and give us many hours of fun and enjoyment if everyone follows the same rules regarding use, set-up, take-down and storage of the table.



## **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.

## **CONTACTS**

**PRO-SCAPE LANDSCAPE:** Emergencies only: 1-760-480-1544 or  
1-858-688-4510

**WEBSITE:** Eastview Community Center: [eastviewrb.com](http://eastviewrb.com), click on Patio II

**ARC/LANDSCAPE/MAINTENANCE FORMS:** Clubhouse or on website

**MONTHLY MEETINGS:** Second Thursday of each month at 4 pm at the Clubhouse. Agenda for the meeting posted at the Clubhouse 4 days in advance of the meeting.

**ASSOCIATION ADDRESS:** Eastview Patio Homes II - P.O. Box 300164,  
Escondido, CA 92030

**ASSOCIATION BILLING:** California Business Solutions—1-760-439-1810