

EASTVIEW PATIO HOMES II

Newsletter

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

October, 2016
President's Message:

October is a historical month for all of Eastview. The 2007 fires had a major impact on our community. It is time again to think about cleaning up around our yards (fallen leaves/debris), remove dead bushes, trim vegetation away from our homes and our neighbor's homes, clean out rain gutters, and remove any combustible materials near our homes. Hopefully, by practicing fire prevention measures, we will never experience such an event again.

Updating our restated Bylaws and CC&R's: Your Board met with our attorney to examine the updated documents and amended the standard version to reflect Eastview Patio II Homes. We will be sending out a copy of these documents to all homeowners for their personal perusal. Next, a town-hall meeting will be called for owner/member's input. Once the amendments are accomplished, completed copies will go out with a ballot for approval. We will need at least 51% of the homeowners (77) to submit a ballot of approval to ratify. This procedure is necessary to update our 35-year-old documents to today's standards. Patio I has just completed the process.

Enclosed with this newsletter is a copy of the approved 2017 budget. There is NO INCREASE IN DUES, largely because of our two years of water savings. Our reserves are fully funded and our money market and CD's are leaving us in good financial shape.

We are using our excess funds to update our Bylaws/CC&R's, to add more water-saving sprinkler heads, to replace and refurbish our aging shrubbery, renovate front yard lawns, and to continue to anticipate some drought-tolerant landscape conversion. In addition, our hardscape is being repaired and painted (common walls), along with manhole covers, meter boxes and the weathered SDG&E box covers. Driveways are always a future concern as well. We are taking advantage of being fiscally sound to provide a fresh look for our community.

Ron Filson, President

Landscape Report:



Fall landscaping has been focused on trimming bushes, raking leaves/pine needles, and cutting back front yard tree limbs that are close to or touching homes. Front yard trees will be formally laced in the spring of 2017. This is a repeated process every two years.

Some common area street and slope trees will be trimmed this winter. If a homeowner wants a certain tree to be trimmed during this time, please fill out a Landscape Request form obtained from the clubhouse or online. The Board will review each request and notify the homeowner. The homeowner will bear the cost. Pepper trees on Chretien and Colonnades, along with some slope pines, will be laced at the HOA's expense this year.

We are continuing to install water-saving MP rotor sprinkler heads throughout the community (Rosedown Place was just completed). Within the next few weeks, front yard sod replacement and winter rye will begin as the hot weather eases.

Ron Filson, Landscape Chairman

Budget:

Enclosed with this newsletter is a copy of the approved budget for 2017. We are pleased to inform you that the monthly assessment will not increase from the current rate of \$245 per month. There is no special assessment anticipated in the coming year.

Along with the budget is information regarding collections, insurance, reserves, etc. If you have any questions regarding the budget, or any other information included, please drop us a note or attend a Board meeting.

Coupon Books:

Each year the accounting firm mails out coupon payment booklets for the Association to every owner around the beginning of December. We have had some homeowners ask not to receive those booklets as they do automatic payments through their bank and don't use the coupons each month.

If you wish to opt out of receiving a coupon payment booklet for Eastview Patio Homes II for 2017, you will need to complete the form below and mail it back to the Eastview Patio Homes II Association at: P.O. Box 300164, Escondido, CA 92030 by no later than November 8, 2015. This gives the bookkeeper enough time to have the coupon booklets printed up and mailed out to only those owners who do not return the form below. Even if you sent a form last year, we must have a new form on file every year. So, please fill it out again and return it as soon as possible.

.....
FORM TO OPT OUT OF RECEIVING COUPON PAYMENT BOOKLET

I, _____ owner of the property in the Eastview Patio Homes II Association located
(Print Name)

at _____ **DO NOT WISH TO RECEIVE A COUPON PAYMENT BOOKLET** from this
Print Address)

Association. I understand that it is my responsibility to make the monthly assessment payment of \$245 without receiving any other notification from the Association. I understand that I am responsible for any late fees or other costs incurred if I do not make my payments on time.

Signature

Date