

EASTVIEW PATIO HOMES II

Newsletter

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

October 2017

President's Message

Your Board has been working diligently this past summer on several projects. Home inspections were conducted over the summer and the 80% of the homeowners repair notices have been received as completed. Remember, we inspect 50 homes per year on a rotational bases. Next Spring: Belle Helene, Tatia, Voisin, Tezcuco, Colonnades, and Chretien are scheduled for 2018.

One large task was to select a new landscape company to replace ProScape. We selected Green-Tech and are very pleased with their attention to our property after only one month on the job. Our hard-scape director has also been busy repairing stucco, painting and will finish with our pony walls/metal utility covers this Nov./Dec. The city has just completed a safety pressure test with all of our fire hydrants and added fresh bright yellow paint.

We have set our 2018 budget plans (please review) without an increase for next year, but please be alerted that increased water costs, a new landscape company and general maintenance outlays may force a minimal increase in 2019. We always try to keep our costs down and will continue to do so in our aging community. We do not anticipate the need for a special assessment in the coming year.

We are issuing a very clear message in this newsletter to homeowners/renters about the usage of their garages. **MAKE ROOM FOR TWO CARS IN A TWO CAR GARAGE.** We have successfully narrowed this problem to just a few homes. Notices/fines will be sent out to violators. Our goal is to eliminate excess vehicles on our narrow, secluded streets. Thank you for your continued effort and cooperation to reduce this problem.

Finally, a special thanks from all of your Board members for your attention to the proper way of contacting the Board: Letters to the Board, Landscape/maintenance requests, using Green-Tech phones numbers, or simply joining us at our monthly meeting. We meet on the second Thursday of each month at 4:00 in the clubhouse. Our private home phone numbers are not to be used for association business. Other important information can be found online at eastviewrb.com.

Wishing all a very pleasant and joyful Holiday Season this winter.

Ron Filson
President

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.

LANDSCAPE REPORT

Our new Green-Tech landscapers are currently acclimating themselves to our property. They're in the process of evaluating our water usage/coverage. They are making our overall water consumption a priority for saving the association money. Along with evaluating water, they are cleaning up around our front yard shrubs, making clear division lines between the turf and shrubs, eliminating weeds throughout the property, hedging slope plants, and developing a maintenance rotation. We were fortunate to retain the same ProScape workers (minus Daniel **619-254-0716**, who moved on to a promotional position with another company).

We will be deep cutting our thick turf in the next few weeks and re-seeding for the winter. Please bear with this annual project that produces a rich, green, lawn in time for Thanksgiving.

Our new Landscape Company, headed on site by Eduardo, is respectful to your comments, but unless it's an emergency issue, a Landscape Request Form should be submitted for work to be performed in the common area. Forms can be picked up at the clubhouse or downloaded from the internet at eastviewrb.com.

Emergency assistance numbers: **Green-Tech** business hours, **619-592-4708**.
After hours: **858-230-4310**



Welcome to these New Owners

Jeffrey & Molly Nelson
17740 Rosedown Place

Shahriar Kamal and
Farhana Chowdhury
18105 Chretien Ct.

Blundell Stuckhardt
12021 Tretagnier Cr.

George and Linda Neidermeyer
17745 Devereux Rd.

HARDSCAPE REPORT

On Nov. 13th – 15th, SR Painting will be repairing and painting the pony walls on Parlange, Rosedown and Devereux. In addition, SR Painting will paint all the metal covers needing repair in all driveways. Next year we will continue our ongoing project of repairing the bubbles on HOA walls. This three year project is expected to be completed in 2019.



CONTACTS

GREEN-TECH LANDSCAPE: Emergencies only: **1-619-592-4708** or
1-858-230-4310

WEBSITE: Eastview Community Center: 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