



Eastview Patio Homes II Association, Suite 215, 11717 Bernardo Plaza Ct., San Diego, CA 92128

OCTOBER, 2018

PRESIDENT'S MESSAGE

The past several months have kept the Board members busy in maintaining the common ground (20 acres), in the light of very little rain and extremely hot summer temperatures. We are concentrating on efficient watering with little waste in keeping our grounds pristine and healthy. Last week's rain was a welcome sight.

Compliance with our new revisited CC&R's (2017) is of concern, especially the garage parking rule and keeping residents' cars off the streets. Garages are to be cleaned out to their full capacity for two automotive vehicles, with extra cars to be parked on the drive, when room is available. A motorcycle option is available on EastviewRB.com.

Our inspection process is well underway and maintenance of the common area walls will soon begin. Reseeding of our front yards and park areas with perennial rye was begun on Oct. 15, so that healthy, green grass will be in by Thanksgiving. Your enjoyment of our Patio II property is a priority in maintaining our high property value.

We approved the 2019 Budget and Reserve Study (enclosed). Currently, reserves are very adequate, but general budgeted costs have gone up over the past four years: new landscape contractor, new secretarial service, legal fees, repair and maintenance and water. These increases have forced the Board to raise the dues by \$30 for 2019, to \$275 a month. We hope this increase will keep us fiscally sound for several years to come. We do not anticipate the need for a special assessment in the coming year. Our increase is below the increases Patio I and Duplex approved in their 2019 budgets.

Lastly, fire season is typically in the months of October and November. It's time to look around your exclusion area and eliminate any dead plant material/debris, any flammable materials next to your home, trim trees away from your roofs or leaning on your house/neighbors (especially dead branches or palm fronds), and clean out your rain gutters. Bird stops at the ends of your roof tiles are an excellent fire prevention feature for your home.

Many of us remember the devastation from the 2003 and 2007 fires. Hopefully, through your efforts and ours, we'll never experience those tragedies again.

Ron Filson,
President, Eastview Patio II Homes.

LANDSCAPE REPORT

Re-seeding our front yards has been completed and extra water is being applied for short multi-times per day to germinate the seed. After that our regular watering schedule will resume: 3 days a week, 7 minutes for lawn sprayers and 10 minutes for water-saving rotor heads. We're hoping for rain to offset our watering this winter.

We ask all residents to be observant of any broken irrigation or water issues. Please report to **GREEN-TECH at 1-619-592-4708 (office hours) or 1-619-779-1716 (after hours)**.

Winter is our time for special landscape projects: planting, clearing weeds, removing dead plant material, and general landscape maintenance. Please submit a Landscape or Hardscape Report form for issues that you see need attention. Forms can be found at the clubhouse or on-line at EastviewRB.com.

HARDSCAPE REPORT

The major item concerning hardscape is the common area walls. Requests for proposals to repair and paint the walls were sent to three companies and two responded. We are in the final stages of evaluating the bids and an award will probably be made before you receive this newsletter. The work will be done in two phases of fairly equal value, giving us the opportunity to evaluate Phase 1 before proceeding with Phase 2. After the work is completed, all the common area walls will be in good shape and we estimate will not need to be addressed again for at least four years or longer.

ARC GUIDELINES

Who is ARC

1. The Architectural Review Committee (ARC) is a standing committee of the Eastview Community Center.
2. It is made up of representatives from all three homeowner associations in Eastview.
3. 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.
4. ARC applications are available at the Eastview Community Center office or online at eastviewrb.com.
5. ARC meets the second Tuesday of each month, at 4.p.m.

When to fill out an ARC form

1. **The CC&Rs require that you submit an ARC application for the approval of any plan for improvements to the exterior of your home.**
2. The application must be submitted and the ARC decision given before the work is started.
3. Improvements include: re-painting home, new roofs, windows, doors, patio covers, fencing and gates, walkways, also satellite dishes and solar panels and complete re-landscaping of exclusive-use area.
4. Resident placement of anything in the Common Areas requires approval of ARC and the HOA Board.
5. Any resident doing work without ARC approval is subject to a \$300 fine.

EASTVIEW WEBSITE

Have you checked out the Eastview website lately? It is full of useful information. You can download landscape forms, ARC forms, check who is on each Board, find out meeting times and a whole wealth of other information. The website is EastviewRB.com. Check it out!

NEIGHBORHOOD SIGNS

Just a reminder that according to our Eastview CC&R's, most common area signage/decoration, except the standard small ones used for sale or rent, are not permitted. These include political signs or ones for estate sales. For the latter, signs on a car window are permitted; no merchandise is to be on display in the common area, and the garage door to remain closed. Garage sales/signs are not permitted. Holiday lighting or decorations are permitted in your exclusive area and should be taken down after the event. Front yard mowing/maintenance and irrigation cannot be impeded. Any specific exceptions in this regard need to be pre-approved by the Board. Thanks for your cooperation.

PETS

We love to see residents out walking their pets, but please remember to have them leashed and to clean up behind them. We need to keep the neighborhood clean and safe for everyone.

GARAGE PARKING

The Amended and Restated Declaration of Restrictions (CC&R's for Eastview Patio Homes II Association, which were adopted in April 2017 state the following:

"Parking in the Community is limited. Vehicles must first be parked in the garage to the capacity each garage was designed to accommodate (i.e., two cars in a two-car garage) and driveway parking shall be allowed after garage parking is exhausted." Section 5.35.

"No one may convert or use any garage for purposes other than parking of the number of vehicles such garage was designed to contain and storage of reasonable amounts of household goods that do not interfere with the ability to park the number of vehicles such garage was designed to accommodate or create a fire or safety hazard." Section 5.15.

While most residents do park their vehicles inside the garage, we do have some that are using the garage for storage and cannot fit two cars inside. The Board is going to be more vigilant to make sure that garages are used for the parking of cars. If your garage cannot fit two vehicles inside, please clean it out now. Continued violation of these restrictions can lead to fines being imposed against the homeowner. The Board is willing to allow exceptions for people with less than 2 cars and owners who petition for a motorcycle exception.

Your Board thanks you for your continued support and cooperation.

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 II Homes, 11717 Bernardo Plaza Ct., Suite 215, San Diego, CA 92128 with any questions, concerns, or complaints (including CC&R violations). You are always welcome to attend an upcoming Board Meeting, each of which is held on the second Thursday of each month (4:00 pm), at the Eastview Community Center, to address the Board directly on any issues. Notices for the meeting and agenda are posted at the Eastview Community Center four days in advance of the meeting, so that owners can see what topics will be discussed.

NEW SECRETARIAL SERVICES

The Board has hired Elite Management to service our secretarial needs. Chris Hodge will be our agent and secretary. They presently service the Community Center Board and are confident in handling our needs. Jeff Simon will continue to be our Accountant (CBS) and Green-Tech will continue as our landscape contractor. Wendy DeVuyst did an excellent job for our Association for 30 years and was very hard to replace. The Board feels Elite will continue her legacy and give us exemplary service for many years to come.

Elite Management: 11717 Bernardo Plaza Ct., Suite 215, San Diego, CA 92128
858-485-0881