

EASTVIEW PATIO II HOMES NEWSLETTER APRIL 2023

PRESIDENT'S MESSAGE

Welcome to the new Board, which was elected at the annual meeting on April 13, 2023. Re-elected to the Board was **Kay Rodricks**, and newly elected was **Malcolm Allan**.

The Board now includes:

Ron Filson, President
Karin Pfeiffer, Vice-President, Secretary
George Gigliotti, Treasurer
Kay Rodricks, Director at Large
Malcolm Allan, Director at Large

This is a volunteer, non-compensated Board. We at Eastview Patio II Homes are grateful to all of them for the hard work they provide, and want to give a special thanks to **Kathy Hebert**, our retiring Board member, who served for two years as our Hardscape Chairperson. Also, thank you to **Ann Ross** for officiating as our Inspector of Elections.

We are looking forward to the new year and to continuing the progress we've seen to keep our Patio II a premier area of Rancho Bernardo.

We invite you to attend our monthly Board meetings, held on the second Thursday of each month at 4:00, at the Eastview Community Center. Attending these meetings is a great way to better understand the workings of the community, and also to gain an appreciation of all the hard work that does go into managing it responsibly.

Ron Filson
President

SLOPE TREE STABILITY

Some Homeowners have voiced concern with our mature slope trees and their stability. "With the prolonged rain/wind in the county, are our trees secure?" The Board reached out to Brad Brown, a certified Master Arborist, to ask that question. He assured the Board that after 20 inches of concentrated rain in the last four months, if we didn't have any tree failure, we are in pretty good shape. He says the trees will begin their spring/summer growth and it would behoove us to examine them in late summer. We currently do this each year. We will use Mr. Brown to look for possible lacing of overgrown trees and their root structure along with safety, disease, and age factors.

LANDSCAPE REPORT

Weeds, Weeds, Weeds. Our community, especially the slopes are inundated with weed and grass growth, as is all of San Diego County. The four months of consistent rain has spurred this growth. Our landscapers will be working extra hard in trying to contain this problem.

We've not had to irrigate since last December, but as the spring/summer starts, we will continue our regular watering schedules, MWF. Water is important to us, and any leaking issues need to be reported immediately to Green-Tech at **619-779-1716**.

Our winter rye on the front yards is spectacular but will soon fade to our regular grasses this summer. Trimming bushes and detail work around the common areas will continue to be a focus. Front yard trees are not being contracted to be trimmed in 2023, but will be assessed for 2024, with our annual arborist visit in September. Some width and lower branches may be reduced by our landscapers, if needed.

Bare spots on our slopes were a winter project for the landscapers and about 80% have been completed. Hopefully, the weeds can be abated, and the fresh plants will prevail.

Rat and snail abatement has started with bait stations and snail pellets. Bees could also begin to show up. Please inform Green-Tech at **619-779-1716** ASAP. Bees are dangerous and quick action is necessary. Landscape Request forms are available on EastviewRB.com for your personal concerns to the Association.

FINANCIAL REPORT

2022 Annual Results

Operating cash decreased \$19,700 from \$84,088 at the year-end 2021 to \$64,396 at year end 2022. The main reason was a loss of \$13,100 which was \$6,245 more than planned almost all due to increased water usage because of the drought. In addition, prepaid dues decreased \$8,900 while past due accounts improved by \$2,100. All other activities cost \$200 more than planned.

2023 Outlook

For the year 2023 the budget anticipates a small operating profit of \$3,420 and after reserve allocations of \$24,000 there will be a loss of \$20,580 which will lower operating cash at the end of 2023 to approximately \$44,000. A decision on possible dues increase in 2024 will be made based on the final financial results.

The 2022 audited Financial Statements are complete and any homeowner who wants to review them can see them on our website at eastviewrb.com/Patio II

STREET LIGHT REPAIRS AND RE-SURFACING

The city has begun to repair and replace broken streetlights in Eastview. This is a very comprehensive project taking place in our neighborhood. Also, our streets are being prepared for a slurry seal of asphalt material to commence soon. Placards will be placed on the sidewalks of the intended streets. The gutters will be protected with barriers to prevent slurry material draining into the waste water system. In and out parking will be affected while this project is in progress. The streets will be closed, and vehicles should be placed outside of the work area. Plenty of notice and instructions will precede the start of work.

HOME INSPECTIONS FOR 2023

Our next set of streets for home inspections are set for June of 2023, this includes **Devereux Rd, Parlange Pl, and Rosedown Pl**. This inspection, as viewed from the street, occurs each year for one-third of our homes. A committee will survey each home and make any repair requests and mail it to the homeowner with a late summer due date. The inspection form can be downloaded from our website, **EastviewRB.com, Patio II**. Some homes will not need repairs and others will. Get a head start with a personal inspection of your property before June. Thanks for your cooperation in this process.

TRESPASSING ON ROSEDOWN PL

On the West side of Rosedown Pl behind the homes and slope is a culvert leading down to a lake owned by Rancho Bernardo Inn. This is a restricted area for public use. Only the landscapers are allowed to enter and maintain this slope area. We have had a mix of dog walkers, fishermen, and unauthorized activity. The Board is preparing a large "No Trespassing" sign to be placed at the Devereux Rd park area, as a warning. The homeowners on Rosedown will be receiving flyers with phone numbers of the police and the RB Inn security officers to call. This area is dangerous to walk into or along and the Association doesn't want to be liable for possible personal injury.

GARAGE PARKING

Garage parking continues to be an ongoing problem with some homeowners/residents. Our CC&Rs clearly state that cars go into garages first. Any excess personal storage/shelving can be allowed after cars are in place. This rule cleans up cars littering our narrow streets and driveways. Remember, our drives are Association owned and are only an access to the garage. Drives can be used after two car parking is secured. We also understand 65 homes have only 6-8 foot drives and after two car garage parking, their cars are forced onto the streets. We are aware that some vehicles are too tall or long to fit in an unobstructed garage and the motorcycle exemption will eliminate one parking stall. 95% of our residents are fully honoring this rule and we thank you! Let's all get on board and make Patio II a model community.

Have an excellent Spring/Summer of 2023