



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

April 2022

PRESIDENTS MESSAGE

Homeowners Association Annual Meeting and Elections

The Annual Meeting for the homeowner's association was held on Thursday, April 21, at the Community Center. In addition to reviewing the Board's activities for the past year, election ballots were counted for three positions. The new board members were all incumbents Ron Filson, George Gigliotti, and Karin Pfeiffer who will join Kathy Hebert and Kay Rodricks for 2022-23.

Thank you to all who mailed in your ballots thus avoiding another mailing and additional cost.

The Board would like to thank Karin Pfeiffer and Kathy Hebert for preparing the refreshments following the Annual Meeting.

Each new term of office is for two years. These are volunteer positions.

Ron Filson, President, Landscape
George Gigliotti, Vice President, CFO
Karin Pfeiffer, Secretary, Home Inspections
Kathy Hebert, Hardscape
Kay Rodricks, Welcoming

FINANCE

The results for 2021 were impacted quite heavily due to the severe drought and extremely hot weather during the summer. Operating profit was planned to be \$32,614 but was actually \$13,640 which was \$18,974 less than planned. This was caused by increased irrigation costs of \$25,000 because of the drought which was offset by favorable landscape costs of \$6,000. Cash also went down \$25,000 due to the shortfall in profit mentioned above with the rest of the decrease due to a decrease in prepaid dues. As we head into 2022, we are off to a good start with operating profit ahead of plan by \$6,200. The budget for water usage was also increased \$20,000 so if the weather cooperates and we achieve plan there should be no dues increase in 2023. Conversely if the drought continues and the summer is very hot there will be dues increase next year.

GARAGE PARKING

The Board is making every effort in clearing our narrow streets of cars by enforcing our Garage Parking CC&R rules. Violation letters are being sent to notify the homeowners/residents. We know some SUVs, vans, and trucks are too big to fit in the 20X18 garage spaced or driveway and this is unavoidable. However, garages are not purposed for excessive storage, but to house cars. Everyone's participation is expected. Most residents have completed this task. The Board thanks you, as we continue to make this a point of emphasis!

LANDSCAPE

Green-Tech is approaching its 5-year anniversary maintaining our 20 acres of property.

Their main focus is with curb appeal, lawns, bushes, weeds, interior slopes, tree trimming and water conservation. Much of their work is on a rotational system.

Our front yard trees were laced/reduced last spring and are responding nicely. Next visitation will be in 2023-24 with a committee of the Board, tree professional, and homeowners.

Our slope trees are 35 years old and mature. Nature has provided us with a lush urban forest. They do molt needles and yellow pollen once a year. We have little control. The front yard trees are more manageable for low branch trimming and safety concerns. Our closely compacted homes and small patio size front yards warrants our yearly arborist's inspection of all trees (yard/slope). The Fire Dept. inspects our slopes every 2-3 years because of our canyon proximity. We have an emergency # with Green-Tech **619-779-1716**.

Remember, Landscape forms filled out and returned to the clubhouse get same day attention with the Board.

Thanks for keeping an eye for water issues and safety concerns with our landscape.

PLUMBING ISSUES (Street to House)

Occasionally, we have seen leakage in the pipes that carry water from the meter to the home, and/or the sewage lines in the same areas. One of the possible causes is incursion of roots from the common area trees/plants. If the damage has been caused by such roots, then it is the responsibility of the HOA to make and pay for those repairs. If the leak is due to anything else, however, it's the responsibility of the homeowner to repair it. If you suspect such a leak, you need to contact, Green-Tech to assess the leak and its source. You are required to sign a form authorizing the excavation. (www.EastviewRB.com)

HARDSCAPE

Patio II has some hardscape projects upcoming. The Board agreed that the refreshed signage coming into our community has an updated, clean look, and that we will join Patio I and the Community Center in painting the Eastview lettering for our five locations. Bids for the project are coming in, and work will begin shortly. As part of our maintenance and upkeep, work will begin to paint our irrigation towers. Many are showing some rust, and the work will ensure a longer life-span for the towers (and save us money in the long run).

HOME INSPECTIONS

The Board of Directors does annual inspections of the exterior of all homes within Eastview Patio II Homes. The inspections are done on a rotating basis with each home having an inspection every three years. Our CC&Rs require our homes, yards, and exterior improvements be maintained and repaired when needed. This is done to keep our community looking its best.

2021 inspections of homes on Belle Helene, Chretien, Colonnades, Tatia, Corte Tezcucu, and Voisin were completed by March of 2022 and we appreciate and thank all the homeowners who made the requested repairs. We understand Covid just made everything take a little longer.

2022 inspections will be done this June on the homes on Bellechase, Tretagnier, and Versailles. Letters should be sent out by the end of June for any homeowners that need to make repairs. We thank you in advance for completing these items as quickly as you can!

DECORATIONS AND DISPLAYS

Reminder: noncommercial signs, posters, flags, wreaths, banners, decorations, (holidays, celebrations, etc.) are not to be displayed beyond a timely manner. This excludes our National (American) flag, which can be displayed year-long. Displays/signs/flags can be permitted in your yard (exclusive area) behind the common wall/gates, inside windows, on doors, or on interior home walls inside your yard area.

Commercial/Political signs are to be placed behind your gate, not on the common area.

VISIT OUR WEBSITE

Our community website (www.EastviewRB.com) has a wealth of information for homeowners/residents, click on Associations - Patio II:

- Monthly Board agendas
- All approved minutes
- Newsletters (4 Times a year)
- Policies
- CC&Rs
- By-laws
- Landscape/maintenance forms
- ARC requests
- Tenant info forms
- Home inspection form

Enjoy your spring weather, summer is coming!