



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

**JANUARY 2023**

**PRESIDENT'S MESSAGE:**

2023 ushers in our 35 plus years as a neighborhood. Hats off to our original owners and welcome to the many new residents we've added over the years. We've lived by our CC&Rs, the backbone of our Association, with minor policy changes and thus have maintained a beautiful, pristine area to live within. Your current Board, as past Boards, is always working to improve, maintain, and preserve our community. Of course, our roads are showing their wear, streetlights are always a problem, our landscape is maturing along with lawns needing winter rye to refresh their look, and our tri-annual home inspection policy keeps our homes painted and refreshed. Much thanks to the continued hard work of our residents to doing their part in maintaining their homes and our neighborhood.

As you drive around our community now, you notice many cars parked on the streets or driveways. The CC&Rs stat that your garage is to be used to park two passenger vehicles. The idea is not to use your garage as a storage unit or workshop. This keeps the neighborhood from resembling many non-restricted neighborhoods in the city that have become crowded with parked vehicles, boats, RV's, etc. Our narrow cul-de-sacs leave little room for extra vehicles. Emergency crews, trash collectors, maintenance vehicles and guests deserve the clearance and freedom to navigate our community streets.

With the summer addition of green waste recycling cans added to our black and blue receptacle cans, it's important to place them on the street the evening before Tuesday or morning of and return to your property at the end of trash day. These large city cans can be unsightly when stored in open view from the street and should be kept concealed from view. When we perform construction on our

homes, debris and equipment should be removed as soon as possible and never placed on the lawns. These projects can take a long time and become an eyesore to the entire community and an inconvenience to immediate neighbors.

Lastly, please feel free to address community or personal issues to the Board by writing, filling out landscape/hardscape requests, or by attending one of our meetings. As your representatives and common property custodians, your opinions are always valued and reviewed at our meetings. Have a great year and thanks for being an outstanding Eastview Patio II homeowner/neighbor.

## LANDSCAPE

Mother nature has provided us with much appreciated relief in the recent rainfall. Our lawns and hillsides are flourishing, and the trees have been washed clean. Our landscape crews are concentrating on clean-up and detail work on the property. They will be replacing bare slope areas with new plant material and anticipating the new weed growth that accompanies the rain. Please continue to help us by keeping a look out for broken sprinklers and leaking water from our irrigation systems. Water is expensive and we are always trying to keep our costs down. **Green-Tech emergency # (619)-779-1716**

We will be doing some slope tree trimming soon. Our arborist has indicated several trees that are in need of trimming or elimination due to safety concerns. He makes an annual visit to our property each September.

## OOPS!

Soon you will receive a new coupon booklet to replace the one issued last December. An error in the printing dealing with past due payments was amended. All assessments are due on the first of each month and will be delinquent, if not received by the 15th of each month. A \$10.00 fine will be assessed after any payment received after the 15th. Please advise your banks, if automatic payments are in place, of this change. This change keeps us in alignment with our CC&Rs. The new books will reflect Feb-Dec. payments for 2023.

## **ANNUAL BOARD NOMINATIONS**

There will be a Board election this year for two vacancies. The terms for Kathy Hebert and Kay Rodricks will be expiring. Interested parties will need to submit a brief biographical sketch by mail no later than March 2, 2023, at:

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

## **HOME INSPECTIONS**

2022 home inspections are just about wrapped up. Thank you to everyone who makes the effort to keep your home in great shape. If you know you still have repairs to make, please contact Karin Pfeiffer at 858-775-9000 to discuss your timeline. Let's work together and get this file closed!

2023 home inspections will take place in June on Devereux, Parlange, and Rosedown. We look for items in need of maintenance and repair so if you live on any of these streets, you may want to take a look at your property for any areas in need of painting, upkeep or cleaning and get them done before June!

## **FINANCIAL REPORT**

Year end 2022 financial results came in at a profit of \$9,166, which was \$5,574 lower than the projected profit of \$14,1740. The shortfall was due to increased water costs because of the drought. After setting up reserves of \$22,273 there was a total loss of \$13,107 which was \$6,247 more than the planned loss of \$6,860. The Association has still in excellent condition, as we head into 2023, with our reserves fully funded and operating cash of \$63,396.

## HARDSCAPE

While the street lighting and road repairs are not our responsibility of Patio II, it's hard to live here and not notice the deplorable conditions of some of our streets and how many of our street lights are out. With the community safety in mind, two of your Board members (Kathy Hebert and Karin Pfeiffer) met with our City of San Diego council representative Marni Von Wilpert to learn how to expedite the needed repairs to our community. She suggested we communicate with mayor Todd Gloria by the way of his community liaison representative, Emily Piatanesi, with a cc to Marni Von Wilpert and to Eric Young, policy advisor for Ms. Von Wilbert. We added ten "Get it Done" tickets to address the streetlights in Patio II and address the road conditions on Rosedown and Carnton Way directly with Ms. Von Wilpert. Below you find all the needed email addresses for our representatives, we encourage you to reach out to them. Ms. Von Wilpert is very forced on infrastructure issues and will appreciate our support.

Emily Piatanesi, Community Rep. (Council Districts 1 & 5) [EPiatanesi@sandiego.gov](mailto:EPiatanesi@sandiego.gov)

Marni Von Wilpert: [MarnivonWilpert@sandiego.gov](mailto:MarnivonWilpert@sandiego.gov)

Eric Young II, Policy Advisor, [ecyoung@sandiego.gov](mailto:ecyoung@sandiego.gov)