



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

July 2021

PRESIDENT'S MESSAGE

The Annual meeting for the homeowners was held on Thursday, May 13 on a ZOOM conference call. In addition to reviewing the Board's activities for the past year, election ballots were counted for two positions. Linda Neidermeyer was re-elected and Kathy Hebert will join the Board as a new member. Your 2021-2022 Board members are:

Ron Filson, President/Landscape
George Gigliotti, Vice-President, CFO
Linda Neidermeyer, Secretary, Home Inspections, Welcoming
Karin Pfeiffer, Director at Large, Home Inspections
Kathy Hebert, Director at Large, Hardscape

The Board will continue to meet on the second Thursday of each month at 4:00 pm in the clubhouse. Homeowners are encouraged to attend if you wish to address the Board on any pertinent issues.

Please respect the privacy of the Board members. They are without compensation and should not be phoned, emailed, or texted to their personal addresses. Homeowners may write to the Board at: Eastview Patio II Homes % Elite Management, 11717 Bernardo Plaza Ct., #215, San Diego, CA 92128 with any questions, concerns, or complaints (including possible CC&R violations). Notices and agendas are posted at the Eastview Community Center 4 days in advance of a meeting, so that homeowners can see what topics will be discussed. All approved minutes and newsletters are posted on the website; Eastviewrb.com.

We are looking forward to a refreshing year with COVID restrictions easing up and a chance to enjoy our beautiful community.

FINANCIAL REPORT

At mid-year despite a severe drought your Association is in good financial condition. Cash has increased \$3,000 to \$112,420 even though actual profit of \$31,200 is \$13,000 below plan all due to increased water usage of \$19,680 because of the drought. Lower landscape and administrative costs of \$6,700 has lowered the loss to \$13,000. Achievement of the total year plan will depend on whether the drought lets up. However, even if the drought continues it would need to be a lot more severe to cause a dues increase for 2022. Updates will be included in future newsletters.

LANDSCAPE NEWS

Our front yard trees are flourishing nicely from their spring trimming. We successfully eliminated the Fire Blight from our Bartlett pear trees on Devereux and reduced the size of the front yard trees, insuring a safer and more manageable tree. No general front yard tree trimming will occur for several years to come.

It will be HOT this summer with little rain expected. We will do our best to maintain a pristine and attractive look to our yards and slopes. Our crews are busy trimming and weeding slopes and bushes. Our pine tree population is in the middle of their annual molting of needles. This is a natural process and the crews will clean up accumulated needles on the streets and slopes. GreenTech EMERGENCY #619-779-1716

LANDSCAPE ALERT: Our gardeners are finding an increasing amount of discarded dog dropping on our property. The necessary practice of cleaning up, as dogs are walked, is adhered to by 99% of our dog owners. It only takes a few to spoil it for others. Be on the alert for spoilers. I want to thank the Patio II homeowners for their dog care and responsibilities. Please keep up the good work.

In addition, several upright slope sprinklers have been broken along slope facing streets: Chretien, Colonnades, Corte Tezcuco, Voisin, Belle Helene, Tatia, and Parlange This breakage occurs when a car backs out the its drive TOO far across the street or right-hand doors are opened while parking along the slope. These are expensive rotor nozzles of which we have hundreds. Please be cautious! Your awareness is appreciated.

STREET SWEEPER

San Diego City sends out street sweepers to our community on the first Friday of the odd months of the year. Keeping our cars off the streets on these days will provide easy access for the sweeper on our days of service.

GARAGE PARKING

Again, it's time to remind all Patio II homeowners/residents that we have a Parking Policy (eastviewrb.com). Please refresh your knowledge by reviewing the website. This policy and our CC&Rs are very clear about the use of your garage (auto parking) and driveways. We understand that over time garages tend to fill with stored items, as opposed to autos.

New homeowners are given a grace period to unpack and organize. All others are asked to adhere to the rules. **Letters and fines can be levied**, if a homeowner persists in not following the rules. Our sole intent is to clear the streets of unnecessary cars. This allows visitors, service and emergency vehicles, trash trucks, etc., to easily access our community... Thank you for cooperation.

SECRETARY'S REPORT

WELCOME OUR NEW NEIGHBORS

The Eastview Patio Homes II Board would like to welcome new owners to our community, Thomas and Karen Keeven on Devereux, Tien and Kylee Pham on Versailles and Kirk and Beverly Johnsen on Parlange. Please reach out and welcome our new neighbors.

HOME INSPECTIONS

In June, the Board completed the inspections of the homes on Belle Helene, Chretien, Colonnades, Corte Tezcuco, Tatia and Voisin, and the reports were mailed to the homeowners requiring repair. Homeowners will have three months to complete any reported concerns.

We thank you in advance for your participation in keeping our community beautiful.

EASTVIEW HOA WEBSITE

Don't forget to check out the Eastview HOA website at eastviewrb.com. You will find a wealth of information there, including Board Meeting Minutes, Newsletters, information on CC&R's and a calendar of upcoming events. There are also links to the City of San Diego, San Diego County, the media, and even one to a real time San Diego traffic report.

ARC GUIDELINES

The three Eastview homeowner's associations rely on the guidance of ARC to uphold the aesthetic integrity and quality standards and maintain strong property values for all Eastview homes.

ARC reviews exterior paint colors, garage doors, roofs, door and window replacements or changes, patio covers or structures, major landscaping and other exterior changes. Applications are available at the clubhouse or online (eastviewrb.com). Color books are also available at the clubhouse. ARC guidelines are listed in the Eastview Directory. Applications must be submitted one week in advance of the ARC's monthly meeting. ARC meets on the second Tuesday of each month at 4:00 at the clubhouse... No work may begin until an application has been submitted and approved.