



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

**JULY 2022**

## **PRESIDENT'S MESSAGE**

### **SUMMER'S HERE:**

With the hot summer temperatures upon us, our most important issue is water usage. We're in one of the driest years on record and are making every effort to effectively manage the Association's water usage as rates are up and water restrictions in place. Watering times have been reduced to 3 times a week for lawns and 2 times for slopes. We are continuing to monitor usage with bi-monthly meter readings and are on the lookout for irrigation leaks and run off.

Another priority is garage parking of homeowner's vehicles. We are sending out violation letters to a few homeowners to pay attention in making their garages accessible for two vehicles. Most of our residents have complied with this CC&Rs requirement. We have reminded homeowners for years via the newsletter and unfortunately are now sending violation letters. This not only encourages residents to garage their vehicles but will eliminate cars left on the drives and streets from possible vandalism/damage/or theft. Our streets are narrow and secluded. Please do your part in making it less of an invitation to criminal activity and crowdedness. Again, we are focused on full compliance.

Lastly, I'd like to thank all the residents/homeowners for honoring the privacy of the Board members at their private residences by not calling for Association business. Please use the clubhouse secretary, Landscape/Maintenance forms, Green-Tech emergency # 619-779-1716, letters to the Board, or showing up to our monthly meetings.

Thanks again!

Ron Filson  
Patio II Board President

## **WARNING TO HOMEOWNERS**

This message is for all homeowners. Our community is 35 years old and the main water line to your home is old and becoming compromised. We are experiencing 1-2 breaks per month lately. I behoove you to think about possible replacement and financial preparation when/if your line breaks. New lines are expensive to install and repairing the old pipe is temporary. If your line breaks, immediately call Green-Tech to have it escalated and determine responsibility. Roots from our front yard tree can cause breakage but most likely it's the condition of the inferior old blue plastic pipe.

## **LANDSCAPE**

Due to water restrictions mandates, we are experiencing brown patches in our lawn areas. Green-Tech will continue to water and fertilize but full restoration won't be accomplished until after our hot months are over. Green-Tech will continue to trim front yard bushes, clean up leaves/pine needles, mowing on Thursdays, slope weed removal, rat control, and overall monitoring the property.

There's always a need for residents to put another set of eyes in our community. If you see a problem or need in the common area, fill out a Landscape request form and turn it in to the clubhouse; these are acted upon immediately. If it's a water problem to emergency, call Green-Tech 619-779-1716

## **PAINTING**

A reminder, that we have an account at Dunn-Edwards Paints for our Eastview community. They will apply a discount, if you mention the Eastview Community Center. Remember to fill out an ARC request for any major improvement to the exterior of your home. Approval is necessary.

## **WELCOME TO NEW HOMEOWNERS**

Adam & Ellen Ames  
11954 Corte Tezcucu

Puneet & Richa Neeraji Bhatia  
17725 Rosedown Place

Maor & Karine Hana Freeman Franco  
12061 Tretagnier Circle

## **HARDSCAPE**

Our efforts this last quarter was to paint all irrigation towers and our Eastview signage. We also installed a new mailbox on Corte Tezcuco and are currently painting metal cover plates throughout the neighborhood.

We are always on the lookout for common wall needs or damage. If we overlook something, please fill out a maintenance form found at [EastviewRB.com](http://EastviewRB.com)

## **HOME INSPECTIONS**

The Board of Directors does annual inspections of the exterior of all homes within Eastview Patio Homes II. 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.

2022 inspections of homes on Bellechase Circle, Tretagnier Circle, and Versailles Court were done in June and 36 letters were sent to homeowners requesting upkeep and/or repairs. Thank you to all the homeowners who have already completed our requests! We have asked for repairs to be completed by the end of August and we are hoping that getting repair appointments scheduled is easier this year than it has been the past two Covid fueled years. Questions regarding their letter, please contact Karin Pfeiffer at 858-775-9000.

## **FINANCIAL NEWS**

Cash has increased \$27,000 from \$77,000 at year end 2021 to \$104,000 at June 30,2022. The main reason is operating profit of \$40,000 offset by reserve payments of \$9,000, a reduction in prepaid accounts of \$3,000 and an increase in delinquent accounts of 1,000. The hottest part of the year is in front of us and depending on how hot it gets will determine how much water will be used to keep our property looking green. There is a substantial water budget remaining for 2022 so if the weather is kind to us the cash position at year end could be higher than last year. This data will be updated in the next newsletter.