

# EASTVIEW PATIO HOMES II

## *Newsletter*

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

### PRESIDENT'S MESSAGE JULY 2023

Fire season is upon us! The abundant rains in San Diego this past winter/spring have left us with an overgrowth of dry weeds/grasses throughout our county. Our landscapers are doing all they can clearing our slopes and irrigating to keep a moist ground cover. Our Arborist will be out in Sept. to inspect our urban forest of slope and front yard trees. His recommendations will be a number one priority. In the meantime, our landscapers are trimming the tree branches near your home and, keeping our bushes trimmed and free of dead material in the common area.

Many still remember the fires of 2007, 14 homes lost in Patio II, many more in other RB neighborhoods. Your wildfire preparedness is essential:

Keep your home defensible. Remove combustibles from around your house—woodpiles, dead plants and debris. Tree limbs should be at least 10 feet from chimneys. Check and clean roofs and gutters. Don't let plant limbs or fronds run up along the sides of your home, especially over your roof. Look into small mesh screens for the inside of your roof vents.

In the event of a fire or imminent fire danger, combustible lawn/patio furniture should be moved indoors. Remove portable propane tanks at least 10 feet from the house. Close windows.

Pay attention to alerts from fire or police officials. If ordered to evacuated, do so, and please leave gates unlocked, so back yards are easily accessible to fire fighters.

Hopefully, we'll never experience the devastation that occurred so many years ago in our community!

### BOARD CHANGES

**George Gigliotti** has announced his resignation from the Board after 5 years of service to our community. He served as our Financial Director & Vice-President. His commitment to Patio II Homes was unwavering and dedicated to keep us in fiscal excellence. He will be missed and the Board wishes him well back in private life. Thank you, George.

The Board would like to welcome **Tom Keeven**, who was appointed to serve out George's term. He too, will serve as our CFO. Welcome Tom.

## NEW EASTVIEW RULES & DIRECTORY

The clubhouse announced that our new directories (2023-24) are now available for pick-up. Please come to the clubhouse between 8:00am-8:00pm to pick yours up. Only one per household.

### FINANCE

At mid-year cash has increased \$71,000 from \$64,000 at year 2022 to \$135,000 at the end of June 2023. The major reason was increased profit of \$27,000 due almost entirely to lower water costs of \$23,000. The other major reason is a slip of the June landscape payments of \$22,5000 into July which would have lowered the year to date cash increase to slightly below \$50,000. The remainder of the cash increase was due to increased prepaid accounts of \$13,000, collection of delinquent accounts totaling \$3,300, and lower reserve expenditures of \$3,300. All other activity generated cash of \$1,900.

As we enter the second half of 2023, we are in a strong cash position and the final outcome will be determined by the weather and how much water is used to irrigate the common area landscape. In any event cash at the end of the year should still be adequate enough so that a dues increase will not be necessary in 2024.

### LANDSCAPE REPORT

Our beautiful winter lawns have given way to the hot summer days. The landscapers will be monitoring dead areas with seed and top coat, fertilization, extra water if necessary and an application of Moisture Manager, an absorbent material that retains water at the root level.

Our water schedule begins at mid-night and runs through the AM hours. Usually, MWF, with some weekend applications, if necessary. As a homeowner, please alert **Green-Tech** at **760-779-1716**, if you observe any broken irrigation issues.

Please use our Landscape Request forms, found on [eastviewrb.com](http://eastviewrb.com) for non-emergency landscape issues, for the fastest response. Turn in to Myrna at the clubhouse to alert our landscape crew.

Extra rat and snail bait is being applied throughout the property. Bees have been clustering in green irrigation boxes. We need to attack them immediately before they form a hive. Please alert Green-Tech if you suspect a colony.

### GARAGE PARKING VIOLATIONS

It has been brought to our attention that several homeowners/renters are using their garage for personal storage. If your garage has any impediment that does not allow two car parking, it must be cleared to allow such room. This includes shelves, stored items, or general clutter. The CC&R's are specific about this requirement and it must be adhered to. The Board has issued 7 compliance letters in July. Thanks for your cooperation.

### HARDSCAPE UPDATE

Wall repairs are being presently addressed. The retaining wall at Bellechase/Versailles was damaged and contractors are being sought for repair. Pony walls on Rosedown, Devereux, and Parlange are being cleaned and prepared for painting, along with the damaged wall near the Devereux park.

Eastview streets are scheduled for a slurry application between **Aug.10-17**. Signs will be placed 72 hours in advance and they will stagger streets to allow access and street parking.

Nearly all of our street light have been replaced and are working. However, there are a few where the old concrete or bolts were too far gone to install a new street light for now. As you have noticed, many of the lights are on during the day and we have been told that the circuitry needed to make them active only at night is on back-ordered

### **WATER LINE BREAKS**

The water lines to our homes are getting old and each year several develop leaks/breaks. If the leak is between the main street trunk line and the meter, repairs are the responsibility of the city water department, **619-515-3525**. If the break is after the meter, toward your house, indicated by the meter running while your household water is off, call Green-Tech, **619-779-1716** immediately for shutoff and inspection. The HOA will assume responsibility after inspection to determine the cause, if roots/rocks or common area issues are present. The owner will be responsible for repair if no HOA problems exist.

Many homeowners are receiving mail about the insurance offered by SLWA for exterior water line service between the meter and the entry point of your home. The cost would be 6.33/month and covers emergency repairs for the customer-owned part of the water line. You might check your own homeowner's insurance first for the same coverage.

### **RODENTS IN THE NEIGHBORHOOD**

Our wonderfully wet winter has brought with it an abundance of new plant growth and weeds and a booming population of mice and rats. The landscaping crew is putting out rat boxes but there are a couple of things we can all do to help.

The mice and rats are attracted to any food sources they can find and bird seed splattered on the ground is a big yes for them. So, try for no waste bird feeder and try to keep feeders 8 feet away from branches or fences that rats can use to jump to the feeders. Rats also love to nest in the hood of your car and will eat the wiring. **Another reason to keep your cars in your garage!**

### **2023 HOME INSPECTION UPDATE**

Last month, we did our annual Patio II home inspections. This year the lucky recipients were on Rosedown, Devereux, and Parlange. Twenty-six homes were identified as needing some repairs, maintenance or upkeep. Thank you to all the homeowners who keep their homes in top shape and thank you to all those who received letters in getting their requested repairs completed quickly. If anyone has any questions about a letter they received, just let me know and I am happy to come by and take a look. Karin Pfeiffer – 858-775-9000

## **HOME IMPROVEMENT PROJECTS:**

### **ARC REQUIREMENTS**

Eastview is a beautiful community. As our homes and yards mature, there's often a need or desire to upgrade or repair them with a number of projects. Please remember before making any exterior improvements to your home, to fill out and submit an ARC form. These are available at [eastviewrb.com](http://eastviewrb.com) or the Eastview Community Center office.

Failure to do so can result in fines. ARC meets at the Community Center the second Tuesday of each month at 4:00 pm

### **WELCOME!**

We are pleased to welcome our new neighbors:

Kuang & Ming Ling CHEN, 17681 Devereux

Rudy & RaeLee PACHECO, 17770 Bellechase Cir.

### **HAVE A RELAXING SUMMER!**