

# EASTVIEW PATIO HOMES II

## *Newsletter*



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

## **JANUARY 2020**

### **PRESIDENTS' MESSAGE**

***HAPPY NEW YEAR TO ALL....***2020 marks the beginning of another decade as a Rancho Bernardo community. Congratulations go out to our original owners and a welcome to our many new residents. Being an Association, By-laws and CC&Rs are the backbone of the Association. With our 2017 revisions, we are in compliance with all current California Association laws and regulations. We will continue to lean on those guidelines to keep our neighborhood an outstanding place to live.

We have new election procedures this year. You should have received this information in Nov. 2019; dates, applications and procedures were revised for a more transparent and unbiased election.

As always, please feel free to address community or personal issues to the Board by writing, filling out landscape/hardscape request forms, or by attending one of our monthly meetings. As your representatives and common area 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 and neighbor.

### **PINE CONE ALERT:**

Please be aware of dropping pine cone along the streets of Escala, Devereux, and Belle Helene. The cones are mostly light and dry, but be cautious of their falling potential. This is an annual event and will cease soon.

### **BOARD ELECTIONS**

The terms of Ron Filson, George Gigliotti, and Doug Chenet are up in March and we will be seeking owners who would like to run for election to the Eastview Patio II Homes Board of Directors. Incumbents can rerun as a result of no term limits.

No prior experience is necessary, just a desire to serve the community and willingness to donate a few hours of your time each month. If you are interested, use the application in this newsletter and include a brief biographical sketch to include on the ballots. *All names of candidates must be submitted by February 11, 2020.*

## **SECRETARY'S REPORT**

### **WELCOME OUR NEW NEIGHBORS**

The Eastview Patio Homes II Board would like to welcome new families to our community. Julia Naughton and Kevin and Nancy Hirst have moved to Parlange Place, and Soliman and Nicole Labrador have moved to Colonnades Place. Please reach out and welcome our new neighbors.

### **HOME INPECTIONS**

The goal of the Board and homeowners in Eastview is to keep our Patio II homes in a high standard of quality and uniformity. The Board will begin with the street view inspections in May on Devereux, Parlange and Rosedown. We will be looking for things that need to be repaired, cleaned and/or painted, and we thank you in advance for helping us to achieve that goal.

### **NEW EASTVIEW DIRECTORY**

The Eastview Community Center Board is issuing a new "Directory & Rules" in March of 2020. If your current information is incorrect, please take the time and inform Myrna at the clubhouse by March, 1, 2020. New up-dates throughout the book, including ARC requirements, Board Members, and other important information will be provided. Thanks for your support.

### **EASTVIEW HOA WEBSITE:**

Don't forget to check out the Eastview HOA website at [eastviewrb.com](http://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.

### **LANDSCAPE NEWS**

We have done some reseeding and even re-sodding where needed and our front lawns are looking green and lush. The trimming of the bushes on our slopes give them a sharp and well maintained look, so kudos to the landscape crew. The recent rains have helped keep the slopes green and healthy while saving money on water, kudos there to Mother Nature. We have noticed that the red apple that struggles each winter is being hit harder than usual this year. We will be taking cuttings of some of the hardier groundcovers to fill in the bare spots where needed. Fertilizing will also help their recovery. While we cannot replace all of the red apple at once but any new plantings will be hardier species as well. The landscape crews are also picking up some any branches that fell during the strong winds we saw recently. Please remember that there are landscape forms available on the Eastview website and at the community center where you can submit landscape requests where you think work is needed. You are also welcome to attend the HOA meetings (2<sup>nd</sup> Thursday of the month) to voice concerns.

## **FINANCIAL REPORT**

The Financial Results of your home owners association in 2019 were excellent. Operating Income was \$50,326 which was \$27,735 better than the planned income of \$22,951 and the highest amount in the last six years. Seventy five per cent of this favorable variance was due to significantly lower water expenses because of all the rain we received in 2019. The remaining 25% favorable variance is due to the result of good management from our landscape and administrative expenses.

Operating cash increased from \$50,488 at the end of 2018 to \$79,678 at the end of 2019 even as we spent \$18,000 of our reserve funds to refurbish the common area walls yet were still able to increase our total reserve accounts \$5,000 to \$91,432 resulting in our reserves being 100% funded.

There were only (4) four delinquent dues accounts totaling \$290 at year end 2019 which is only one equivalent home.

The increase in dues of \$30 per month was instrumental to achieving these results. However, it should be noted that this increase was lower than the other two associations in Eastview. At the end of 2019 your association is in strong financial condition.

## **ARC GUIDELINES**

### **Who is ARC-**

The Architectural Review Committee (ARC) is a standing committee of the Eastview Community Center. It is made up of representatives from all three homeowner associations in Eastview. ARC makes all its decisions based on the aesthetics of the area, and all decisions are communicated in writing 2-4 days after the meeting. ARC applications are available at the Eastview Community Center office or online at eastviewrb.com. ARC meets the second Tuesday of each month at 4 p.m.

### **When to Fill out an ARC Form-**

The CC&Rs require that you submit an ARC application for the approval of any plan for improvements to the exterior of your home. The application must be submitted and the ARC decision given before the work is started.

Improvements include: re-painting home, new roofs, windows, doors, garage doors, patio covers, fencing and gates, walkways, also satellite dishes and solar panels and complete re-landscaping of exclusive use area.

Resident replacement of anything in the Common Area requires approval of ARC and the HOA Board. Any resident doing work without ARC approval is subject to a \$300.00 fine.

Reminder: All walkways in the common area and driveways are maintained by the HOA Board. Any changes requested must be approved by both the HOA Board and ARC.

**GENTLE REMINDERS ON ASSOCIATION CC&Rs**  
**All Those Rules We Agreed To Follow**

- Managing all the “stuff” that clogs our garages and closets is an ongoing battle. In your efforts to reduce clutter, we wish to remind owners and residents that **garage sales are not permitted in Eastview.**
- Signs are not to be posted in the common areas, e.g. lawns in front of homes and also the driveways. This applies to contractors who are doing work on your home and wish to post a sign advertising their work.
- Garages should be cleared out to accommodate (2) two automobiles. Your cars are protected from vandalism and theft when parked inside, and not on the street. What about all those boxes that have gone through five moves without being opened? You’ve forgotten what’s in there; your kids probably don’t want those things. A charity might be able to benefit from them.
- Most residents are extremely conscientious when walking their dogs and always carry a baggie with them so their pets will only leave paw prints in the common area. If you see someone not cleaning up after their dog, please ask them nicely to do so or call a Board Member, and we will remind them.
- Man’s best friend can get lonely when owners are away and left outside they often bark. We’ve had a few complaints about barking dogs, and according to our Declarations of Restrictions, unreasonable noise or nuisances are not allowed. If this is a problem on your street, first contact your neighbor and request that they remedy the situation. If they are unresponsive or the problem occurs repeatedly, please write a letter to the Patio II Board (sign it) or attend a Board Meeting.
- Letters to the Board must be signed in order for the Board to take action. If you wish your name to remain confidential, we will honor that request, but as much as we would like to help, we can’t do anything about anonymous letters.
- Check to make sure the vegetation in your yard is not touching or rubbing against your neighbor’s home. Trim the bushes and trees so there is a 1 foot clearance. Are you over watering and creating a moisture problem with the neighboring properties? Take a moment to re-check your sprinklers, drains, and watering clock, especially now that the days are shorter and cooler. Too much water is literally money down the drain.