

# EASTVIEW PATIO HOMES II

## *Newsletter*

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

## November 2021

### PRESIDENT'S MESSAGE

#### WATER?

Looks like the new normal! In one of the driest years on record, we are making every effort to effectively manage the Association's water usage especially with the water rates increasing January 1, 2022. Watering times have been reduced to three days a week for the lawns and shorter days for our slopes. We currently have many of our shrub's sprinklers capped off and only used sparingly. We also read our 14 water meters every 15 days to detect possible water leakage. Our goal is to keep Patio II green and pristine with the minimum water commitment. Hopefully, we'll have a wet winter for 2021-2022.

Your help is always necessary, if you observe water being wasted by broken sprinkler heads, leaking irrigation boxes, or excess runoff. Please contact **Green-Tech** emergency number **619-779-1716**, or fill out a Landscape Request form.

### LANDSCAPE REPORT

Our winter over-seeding of the front lawns is complete and should be in full growth by Thanksgiving. Slope weeding and pine needle removals are ongoing maintenance, this time of year.

Four trees have been removed by recommendation of our contracted arborist. Our front yard trees are flourishing from their spring trimming. We will not address their growth until 2023-24. Our arborist makes a scheduled visit every September for recommendations and considerations to be reviewed by the Board.

### HOLIDAY DECORATIONS

If you plan to put Holiday decorations out onto the common area lawns, please remove them on Thursday mow days and replace afterwards. All decorations should be removed after the holidays are over. Our landscapers thank you!

## **SECRETARY'S REPORT**

### **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 had three months to complete any reported concerns.

The Board appreciates the homeowners who completed their improvements by the completion date of October 1, but we are sorry to say that some homeowners have not completed the repairs. A Second Notices will be sent to these homeowners, and they will have until December 31, 2021, to complete the repairs, and if not fines will be incurred. We thank you in advance for your participation in keeping our community beautiful.

### **ARC**

#### **What is the function of ARC, the Architectural Review Committee?**

The three Eastview Homeowners' Associations reply on the guidance of ARC to uphold the aesthetic integrity and quality standards and to maintain strong property values for all Eastview homes.

ARC reviews exterior paint colors, garage doors, roofs, door and window replacements or changes, patio covers, major landscaping, and the exterior changes such exterior lighting, satellite dishes, and solar panels.

Applications are available at the clubhouse or online (**EastviewRB.com**). A book with appropriate colors is available for check-out at the office. Applications should be submitted on or before the Friday preceding our meeting. ARC meets on the second Tuesday of each month. No work may begin until an application has been submitted and approved.

### **HARDSCAPE**

We completed two concrete projects on Parlange in October. Future work will continue on all common area walls, irrigation and electrical boxes, driveways/walkways. Hardscape requests are necessary, if a homeowner sees a necessary repair, paint, or maintenance problem.

## **PARKING**

Parking continues to be a HOA concern. Too many garages are not being used for auto parking as described in our CC&Rs. Garages are to be used for two car parking with any excess parking on the drive if applicable. Please address your own situation and help keep cars off our narrow, secluded streets. Several violation letters have been issues, so far, with more to come. **Landlords** need to enforce these parking rules with their tenants. Thanks to all the homeowners who faithfully adhere to our Association rules. Our rules are not about one, but about all of us!

## **FINANCIAL REPORT**

Cash has decreased \$9000 from \$109,000 entering 2021 to \$100,000 at the end of September 2021. Operating profit increased cash \$33,000 offset by increased expenses of \$19,000 all due to increased water usage because of the drought and excessive heat in July and August. In addition, prepaid dues have decreased \$17,000 and delinquent accounts increased \$4,700 with all other activity lowering cash by \$800. The sum of the above variances results in the \$9,000 decrease in cash at the end of September.

Cash should not fluctuate much up or down as we head into year-end 2021. As a result, there will not be dues increase in 2022. In the next newsletter the final results for 2021 will be discussed.

## **RB HOT LINE INFORMATION**

RB Inn Hot Line Information: RB Inn has implemented new protocols to reduce noise issues. Please call James Fillius, Director of Security, at (858) 922-9300, or email at, [jfillius@jcreorts.com](mailto:jfillius@jcreorts.com) if you want to report a noise issue. Also please email Robert Bain, RB Inn/Eastview Community Board Member, at [rbain@baingrp.com](mailto:rbain@baingrp.com) if you have contacted the RB Inn regarding an issue for appropriate follow up.

Additionally, being a good neighbor goes both ways, please adhere to the rules of the RB Inn posted throughout the golf course.

**HAPPY HOLIDAYS FROM YOUR BOARD**