

EASTVIEW PATIO HOMES II

Newsletter



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

NOVEMBER 2022

President's Message:

The fall and winter months are here. The Board is very thankful to all our residents making our neighborhood clean and pristine. Special thanks to our homeowners on Bellechase, Versailles, and Tretagnier for their extra care during our annual home inspections. Your homes are fresh and like new again.

Our Green-Tech crews are actively working on trimming our bushes, front yard tree branches hanging onto our roofs, and over-seeding the lawns for the holiday season. A note to homeowners who place temporary holiday decorations in the common area, be cognizant of our landscapers needs (mowing, watering, etc.) We mow on Thursdays and water MWF.

The Board would like to thank all residents for your continued efforts to keep your cars parked in the garages and off the streets and drives. Excess storage or personal items can limit the area you'll need for car space. This garage parking effort allows for easier navigation of our narrow streets and allows access for the mail, trash, service, and landscapers vehicles. Thank you all for your continued cooperation.

Have a very joyous year end of the 2022 and a prosperous 2023!

Important Financial/Budget information:

Through the ten months ending October 31, 2022, the Association has an operating surplus of \$12,000, which is \$6,000 better than the planned operating surplus of \$6,000. For the year 2022, it is estimated that there will be an operating surplus of approximately \$21,000. After reserves of \$21,000 are set aside for 2022, the Association will finish the year right around break-even. Cash on hand at the end of the year will be approximately \$70,000. The year 2023 will be the fifth year of no dues increase, but based on this year's break-even performance and high inflation, going forward the Association will probably incur a manageable deficit in 2023 and a probable dues increase in 2024.

There will be a change in the Association collection policy effective January 1, 2023. The new policy will state that the dues assessment is due the first day of each month and will be considered late if not received by the 15th of the month. There will be a \$10 late fee if payment is received after the 15th of the month with more onerous penalties if the account is not brought up to date prior to 45 days past due. If you have your bank send your payment, please inform them to send it by the 15th of the month, or if you pay online, do it before the 15th., and if you pay by check mail it in time for it to be received by the 15th. A copy of the new policy is attached. This change aligns us with our CC&Rs. Thank you for your anticipated cooperation.

Landscape Report:

Our arborist visited our property in late September to survey and report on our tree population. He was extremely pleased with the slope trees and their health. Some random tree maintenance on the slopes will be required in early 2023 for safety issues. The front yard trees were deemed healthy with no semi-annual trimming necessary at this time. He did feel some front yard trees might need width reduction to prevent branches from touching our homes. Our next survey will be in September of 2023.

Our annual over-seeding occurred on October 23 and will require about three weeks to germinate. Some extra lawn watering will occur until the first mowing. Winter projects this year will be filling in bare slope areas, refurbishing older plants, and irrigation efficiency. If you see emergency water or landscape issues, please call GREEN-TECH'S emergency number, 619-779-1716. All other requests, please use the Landscape Request form obtained from the clubhouse or downloaded at EastviewRB.com. These forms are acted upon immediately.

TRESPASSING ON COMMON AREA:

The Board is actively working on a disturbing issue happening behind the homes on Rosedown. Trespassers are walking from Devereux down a culvert to go fishing at the RB Inn pond located on the North end of our property. We have contacted the Inn's security forces, SDPD and Bob Bain, the Patio II Rep. for the RB Inn. We hope to install larger signage and a security presence.

Home Inspections:

This year, thirty-five letters were sent to homeowners on Bellechase Circle, Tretagnier Circle, and Versailles Court. All but seven have been completed, so thank you to everyone who promptly did the requested upkeep and maintenance. We will be contacting the few remaining homeowners again. If you receive a letter or have already received one and have some questions, please call Karin Pfeiffer at 858-775-9000. We are hoping to have all the repairs completed by the end of the year!

Hardscape:

The Board has noticed that quite a few street lights are out of order in our Patio II community. We've put in a "Get It Done" request with the City of San Diego, and we'll be following up, but if there is a light out near your house, it's helpful for the City of San Diego to hear from you as well. You can access the Get It Done web site easily online. We have also put in a request to have the Corte Tezcuco/Escala Dr street sign replaced. Once again, we'll be following up, but it's helpful to have your voices heard as well.

Don't Forget To Fill Out An ARC Form:

Before making an exterior improvement to your home, please fill out an ARC form. They are available at the clubhouse or at EastviewRB.com. ARC meets the second Tuesday of every month at 4:00 in the clubhouse.

Winter Clubhouse Hours:

Beginning November 1, the clubhouse hours are 8 am - 6 pm daily, weather permitting.