



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

OCTOBER 2019

PRESIDENT'S MESSAGE:

Your Board has been working diligently this past summer and will continue being your advocate in the winter months ahead. Home inspections were conducted over the summer and the last homeowner's repair notices are being completed. Our Hardscape Director has been busy repairing stucco walls, and the painting of electrical/water meter boxes. Our finances are extremely good, with considerable savings at this point, largely due to water savings (wet winter), and the low cost of landscaping repairs and improvements. Green-Tech Landscape Co. has been a tremendous investment for our community.

Reminder, we issued a very clear message to our homeowners early this year to clear-out their garages to allow for TWO vehicles to be parked. We have successfully narrowed the problem to just a few homeowners. Our goal is to eliminate excess vehicles left on our drives and narrow, secluded streets. This action supports our effort to reduce possible vehicle crime that occasionally occurs in Rancho Bernardo. Thanks to all of you for your cooperation.

Lastly, we have arrived at the time of year when fire safety is on our minds. Despite having a rather wet year, there is always the risk of fire. The past rains have assisted in the growth of brush and weeds, and having a particularly hot summer, fire danger will be high again. We've listed a few reminders to keep everyone safe during this season.

FIRE SAFETY REMINDERS

- Use fire-resistant wood on shade structures. Large pieces are slower to burn. Replace the small pieces on top
- Make sure there is a good seal around the garage door to prevent embers from entering.
- Consider replacing old wooden garage doors.
- Use non-flammable material for fences attached to the house.
- Install bird-stoppers in the roof tiles to prevent embers from entering.
- Install 1/4" to 1/8" screening in outside vents to block embers from entering the attic.
- Clean out gutters. Consider gutter covers to keep them clean.
- Remove combustible material near home, i.e. woodpiles, dead debris, and landscape bark.
- Prune bushes like trees. Keep them thinned out and free of dead branches and twigs.
- Keep limbs or palm fronds at least 10' away from chimney openings and eaves.
- Do not let limbs or fronds hang over roofs.

Make sure vegetation is well-irrigated and trimmed away from vents, eaves, decks, windows, and foundations

- Close gaps anyplace where the roof meets the wall.
- If fire is predicted, make sure gas is turned off built-in BBQ or remove portable tanks at least 10' away from home. Put patio cushions inside the house. Put flammable door mats inside.
- Close all windows.
- If evacuation is necessary, unlock any gates as firefighters will not climb over gates.

A FEW MORE TIPS:

Keep valuable documents a safe deposit box. Home safes generally cannot withstand the intense heat of fires.

Update your insurance annually.

Do a home inventory; take photos and keep in a safe place.

Have an escape plan. How will you let loved ones know you are all right?

Let your neighbor know when and where you will be out of town. Leave a contact number.

Keep your car's gas tank at least 1/4 full.

CONTACTING THE BOARD

Please respect the privacy of the Board Members. They serve you without compensation. Owners may write to the Board at: Eastview Patio II Homes, c/o Elite Management, 11717 Bernardo Plaza Ct., Suite 215, San Diego, CA 92128 with any questions, concerns, or complaints (including CC&R violations). You are always welcome to attend an upcoming board meeting, each of which is held on the second Thursday of each month, at the Eastview Community Center, to address the board on any issue directly. Notices for the meeting and agenda are posted at the Eastview Community Center four days in advance of the meeting, so that Owners can see what topics will be discussed.

ARC GUIDELINES

Who is ARC

1. The Architectural Review Committee (ARC) is a standing committee of the Eastview Community Center.
2. It is made up of representatives from all three homeowner associations in Eastview.
3. 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.
4. ARC applications are available at the Eastview Community Center office or online at www.eastviewrb.com
5. Any resident doing work without ARC approval is subject to fines.

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**.

FINANCE

The financial condition of the Association has been improving throughout the year. Cash has doubled from a very low level of \$50,000 at the end of 2018 to \$100,000 at the end of September which is approximately three times the monthly expenses a level which the Association strives to maintain. Obviously since cash has improved operating profit is also up \$42,000. This is mainly due to favorable water expenses because of all the rain we received last winter and the cool temperatures in the Spring. Also aiding this positive financial performance is the dues increase that was implemented this year an increase that was less than the other two associations in Eastview. In addition, our reserves for all the common property are 100% funded. In summation Eastview Patio Homes I I is in excellent financial condition.

SECRETARY'S REPORT

WELCOME OUR NEW NEIGHBORS

The Eastview Patio Homes II Board would like to welcome four new families to our community. Troy and Kim Reidy, and Santosh and Anagha Bhliegaonkar have moved to the cul-de-sac on Rosedown. Paul and Bedda D'Angelo, and Amir Riahl and Sahar Davoodian moved to Bellechase Circle. Please reach out and welcome our new neighbors.

HOME INPECTIONS

All inspections have been completed for Tretagnier, Bellechase and Versaillies. We would like thank homeowners that received requested maintenance for completing the tasks. The Board wants to thank you all again for your participation in keeping our community beautiful.

Now that this year's inspections are over, I want to give the areas which will be inspected next Spring a "Heads Up." Next year we will be inspecting Devereux, Parlange and Rosedown.

Thank you all for your cooperation!

HARDSCAPE NEWS

As part of our effort to maintain a consistently well-maintained image in our community, we have been involved with inspecting all utility boxes and implementing improvements whenever necessary. Consequently, all electrical and irrigations boxes throughout the property have been given a fresh coat of primer and paint.

All HOA common walls were freshly stucco and painted earlier this year and we anticipate several years of good condition before we'll need to address them again. Minor repairs will always occur, but the major work was done.

Please be aware that Hardscape Request forms are available for you, if you want to alert the Board of Hardscape problems in the common area. Like Landscape Request forms, they can be obtained at the clubhouse or online, eastviewrb.com

Lastly, two new street lights have been installed recently; one on Devereux and the other on Corte Tezcuco. If you notice street lights out, refer to the "Get it Done" app on the City website to report their failure.

LANDSCAPE NEWS

Our landscapers are busy this week cutting lawns short. They will follow this up with reseeding the lawns with perennial rye to get them looking green and lush for the upcoming holidays. We have had an arborist out to inspect our trees and he told us that they are looking very good. There are a couple that could use some trimming in spots but there is nothing that requires immediate attention and nothing major either in any of our front yards or our slopes. We still have potential for a few hot days this month, but we will soon be out of our dry season. This is good news from both the prospective budget (water is our biggest expense) as well as from the fact that the fire potential should be dropping by now. We wish all of our neighbors a great holiday season. Please remember that there are landscape request forms available both at the clubhouse as well as on line at the Eastview RB website.

We ask all residents to be observant of any broken irrigation or water issues. Please report to **GREEN-TECH at 1-619-592-4708 (office hours) or 1-619-779-1716 (after hours).**

HOLIDAY DECORATIONS

It's that time of year that the spirit of the Holidays are on our mind. Many homeowners will display decorations during the next couple of months. Please be aware that, if your displays spread to the common area in front of your house, that the gardeners continue to do their job of mowing and general maintenance. Electrical cords, displays on the lawns, should be removed on mow day, Thursdays. The landscapers cannot be responsible for damage in the common area. Enjoy your Holiday Season and kindly remove your decorations by January.

SEASON'S GREETINGS

From Your Board