

JULY, 2024

President's message

**Summer is upon us!**

Fire awareness is essential this time of year and extends into the fall. We lost 14 homes in the Witch Creek fire of 2007. We were lucky, other local neighborhoods were hit much harder. Let's keep our homes defensible. Remove combustibles from around your house—Woodpiles, dead plants, and landscape bark. Tree limbs should be at least 10 feet from chimneys. Do not let limbs or fronds hang over roofs, patios, or plants running up the sides of your home. Check and clean roofs and gutters of any dead vegetation (leaves, needles, etc.). Put small screens on the inside of attic vents, if possible. Bird stops at the ends of your roof tiles, also help.

In the event of a fire or imminent fire danger, combustible lawn/patio furniture should be moved indoors. Remove portable tanks of propane gas, at least 10 feet away from your house. Close windows and unlock gates for backyard access. Pay attention to alerts from fire and city officials.

Hopefully, improvements, coordination, and understanding fire potentials, have advanced a long way since 2007.

Have a safe and fun-filled summer!

LANDSCAPE

After another very wet winter season, our trees, slopes, bushes, and unwanted weeds are thriving. Our landscapers have been busy working on our slopes; weeding and trimming. We recently completed trimming 33 large front yard trees for width reduction and shaping. We're planning to do the same next spring for an additional set of needy trees. This will give the community a fresh look without over pruning. The winter rye on our lawns is dying out (May/June) and some reseeding with summer grasses is underway. Excess watering will be necessary in shorter cycles and multiple days to start the new seed. Our regular schedule is MWF.

Please help us with your concerns through the Landscape forms available on [eastviewrb.com](http://eastviewrb.com). for a timely response. All forms are addressed within a few days. Emergency issues, call Green-Tech immediately at **619-779-1719**.

## REMINDERS

### TRASH CANS:

With an extra green can assigned to our homes, it is extremely important to follow the City of San Diego's collection rules. All applicable trash cans should be in place at the curb by 6:00 am the morning of collection (Tuesday) and retrieved by 6:00 pm the same day. All cans should be replaced at your home, out-of-sight from the street.

### HOMEOWNER'S MAIN WATER LINES:

The main city water lines from your meter box, near the sidewalk, crosses the HOA common area to your home. If your supply line to the house has ruptured, call Green-Tech immediately to investigate. Most breaks are by the water meter but not always. Our landscapers will excavate the area, with your observation to determine the reason for the break. These water lines have been in the ground for over 35 years and are substandard in today's market. If the HOA caused the break, we will repair the leak, if not, the homeowner has responsibility. See our Plumbing form on [eastviewrb.com](http://eastviewrb.com) for further explanation.

### PARKING:

Unfortunately, garage parking is an ongoing issue for some residents of Patio II. We have specific CC&R requirements that two spaces in our garages are for auto parking. Our streets are narrow and busy with a mixed variety of traffic. (landscapers, trash collection, service trucks, mail, trade workers, family and visitors), to mention a few. When we clog our streets and drives with cars that should be parked in garages, we lose the pristine look of our neighborhood. Excess storage or other use is only after the auto parking requirement is satisfied. Please make every effort to comply!

Thanks to the 95% of our residents who keep their cars in the intended garages.

## HOME IMPROVEMENT PROJECTS, ARC

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

## HARDSCAPE

In order to keep our portion of Eastview looking its best, there is a constant effort to repair various elements of the hardscape. Although none of the current identified repairs are urgent, they are necessary. Most of the current efforts are to fix bubbling stucco and cracks in various concrete block walls and remove the rust that has developed on some of the irrigation stations throughout Patio II.

One of the projects is to repair the marquee wall where Devereux and Escala join. It is a very lengthy wall and has developed several very visible cracks over the last few months. Our current plan is to have a stucco specialist evaluate and advise on repairs.

Another project is to repair/paint the various pony walls on Chretien and Colonnades. These were identified during our June home inspections, mainly bubbling stucco, scrape marks and painting.

A third project is to remove the rust that has developed around the bases of some of the light green irrigation boxes throughout the community. The rust is due to water from the sprinklers. Repainting with rust preventive followed by color-coating to match the existing color is planned.

## HOME INSPECTIONS

Every year the Patio II Board conducts home inspections, looking for any repairs or updates needed to keep our neighborhood beautiful. This year we inspected Belle Helene Ct., Corte Tezcucu, Colonnades, Tatia Ct., Voisin, and Chretien. Our management company sent out letters to all homeowners whose

homes needed attention. The deadline for these repairs is October 1, but many thanks to the homeowners who have already completed the work and returned the form to Elite management. We appreciate your support in keeping our neighborhood looking its best.

## FINANCE

Our beginning cash balance on June 1, 2024, was \$200,612.16 and our ending cash balance on June 30, 2024 was \$146,226.26. This is a decrease of \$54,385.90. The primary reason is Green-Tech has been slow to sending in their landscaping bills and two months posted this month, with a third month paid this month but not cleared.

The year to date expenses of \$195,607.71 is favorable to the budget by \$68,986.29. This continues to be due to low water bills so far this year.

Our reserve account at Fidelity increased from \$114,560.55 to \$115,027.52 or interest earned this month of \$466.97.

## WELCOMING

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