

EASTVIEW PATIO II ASSOCIATION NEWSLETTER - OCTOBER 2023

PRESIDENT'S MESSAGE:

The fall and winter months are here. Thanks to all of our residents for making our neighborhood clean and pristine. Special thanks to the homeowners on Rosedown Pl, Devereux Rd, and Parlange Pl., for their extra care during our annual home inspection process. Your homes are fresh and like new again.

As the holiday festivities and celebrations approach, please be cognizant of temporary holiday displays in the common area in coordination with our landscaping needs (mowing on Thursdays, weekly watering MWF, etc.) Electrical cords and displays on the lawns should be removed on mow days. The landscapers cannot be responsible for damage in the common area. Enjoy your Holiday Season and kindly remove your decorations by January.

Lastly, we have arrived at the time of year when fire safety is on our minds. Despite having a very wet spring, there is always a risk of fire. Take time to look around your property for combustible materials (woodpiles, dead debris, litter in rain gutters, old patio cushions, etc.) Trimming trees and bushes away from homes, especially fireplaces are also good practices. The landscapers will be doing their job clearing our slopes of dead materials. Stay safe!

LANDSCAPE:

Our annual reseeding of the lawns with winter rye will begin in late October. Our landscapers will be deep cutting our thick Bermuda lawns for this reseeding. The new grass should be green and healthy by Thanksgiving.

We will also be trimming and reducing the density of some Canary Island pines that are extremely near some roadside homes. Slope pines are generally safe from our residents but will be monitored regularly. Some Escala pepper trees will be trimmed away from the road (vertically) for better visibility and access for cars/pedestrians. We will look at our front yard trees in early spring for possible trimming attention. The arborist suggested some width reduction away from homes, driveways, and sidewalks. No general height reduction would be necessary.

Please be our eyes in the neighborhood for any water issues, broken sprinklers, excess water, runoff, sprinklers spraying front walls, gates, etc. Please call **GREEN-TECH at 619-779-1716 Or turn in a Landscape Request form.**

2023 HOME INSPECTIONS:

A very big thank you to all our great neighbors who quickly cleaned, repaired, and repainted all items requested of them from this year's home inspections. We are down to just four homeowners still needing to complete their repairs. If you just received your 2nd request form and have any questions, please give Karin Pfeiffer a call at 858-775-9000. Let's get these done and off your "to do" list!

HOME MAINTENANCE:

Each year after we send out the annual inspection repair requests, we get a few people inquiring about the front courtyard walls. Just a reminder, the front courtyard wall and/or fence belongs to the homeowner whose yard is enclosed by the wall. And therefore, it is each homeowner's responsibility to maintain their wall. We understand that the HOA landscaping in front of the walls and the sprinklers that water that landscaping can eventually cause extra wear on the stucco. Please keep an eye on your walls and if you notice a sprinkler continually watering the wall, please fill out a Landscape & Maintenance request form (forms on the EastviewRB.com website). Our landscaping crew will try and adjust the sprinkler so it doesn't spray right on the wall which will hopefully cut down on needed repairs.

FINANCIAL REPORT:

Cash as of Sept 30 has increased \$77,000 from \$64,000 in the year 2022 to \$141,000 at the end of Sept 2023. The major reason was reduced water expenses. The straight-line water budget to date is \$150,000 with water expense as of Sept. 30th of \$86,000 resulting in a reduced water expense compared to a straight-line budget of \$64,000. We expect a substantial back payment will be required due to San Diego water internal billing issues. Funds due to the reserve account of \$14,000 which will be substantial reduced next quarter due to tree removal and trimming.

As we enter the last quarter of 2023, we are in a strong cash position and the outcome will be determined by the weather and how much water is used to irrigate the common area landscape and any back payment for past water usage. In any event cash at the end of the year should still be adequate so that a dues increase will not be necessary in 2024.

HARDSCAPE:

The five members of the HOA Board for Eastview Patio II manage many responsibilities on behalf of the 150 homeowners. One is to ensure that the hardscape is properly maintained. In contrast to the Landscape which covers the living elements (e.g., turf areas, trees, and shrubs) of the common areas; Hardscape covers the non-living elements such as (e.g., retaining walls & freestanding pony walls), driveways and walkways, plus the various utility, mail, and irrigation boxes scattered throughout the area.

Recent work has included repainting twelve free-standing pony walls along Rosedown PI and Parlange PI where the stucco had peeled off. Most recently, the wall at the corner of Escala and Chretien was repaired. The concrete block wall had large areas where stucco had separated from the concrete block and needed to be thoroughly scraped off before new stucco was applied and painted.

Probably the most visible work is the long-standing repair of the curved pony wall at the corner of Bellechase Circle and Versailles Ct. The low wall (only 3 blocks high) got badly damaged in a car accident in May 2023 but it took several months to find a contractor willing to do the work. The wall had been reinforced with rebar, masonry work, as well as stucco and paint. The work needed was too small to interest larger contractors and the smaller contractors were too busy.

NEW NEIGHBOR: WELCOME TO PATIO III!

Rakesh Kumar Kanth and Deepika Dagar
on Tretagnier Circle

REMINDER: Daylight savings ends on Nov. 5, as we turn our clock back one hour.

HAPPY HOLIDAYS TO ALL!