

NEWSLETTER

Patio II

OCTOBER 2024

FROM THE PRESIDENT:

Your board has been working diligently this past summer and will continue being your advocate in the winter season. Home inspections were conducted over the summer and homeowners remaining to complete their improvements are now past due. Our Hardscape Director has been busy preparing to address stucco wall repair, the painting of rusted utility boxes, and soon, placing a bench in the Devereux green belt. Our finances are being impacted by rising prices and careful analysis of the budget is underway for 2025 projections.

We continue to issue a clear message to our homeowners/renters to clear out their garage to allow for TWO vehicles. We have successfully narrowed the problem to just a few residents. 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 happened in Ranch Bernardo.

Also, a special thanks from the Board to the proper ways of contacting the Board, by utilizing letters to the Board, Landscape/Hardscape requests, the Emergency landscape number, and simply joining us at our meetings. We meet on the second Thursday of each month at 4:00 pm at the clubhouse. Our agenda is posted on the Eastview website, eastviewrb.com. Our private numbers at HOME are not to be used for Association business. Thank you again.

LANDSCAPE REPORT

Fall is upon us. Most of the tree leaves and litter are over and a breath of fresh COOL air is coming. Our main winter project will begin the first week of November; over-seeding our turf areas. The new grass should be green and healthy by Thanksgiving. Please remove any Halloween decorations by Nov. 1.

Our long time Landscape company Green-Tech, (7 years) has been sold with significant increases to the Association. A new replacement has been selected by your Board, Vitale Landscape. They will provide our new service Jan. 1, 2025. We are hopeful for a long relationship with them.

Our hired professional arborist visited us on Sept. 18 and found our property to be healthy and safe. Some tree trimming of broken pine tree branches are to be removed and a large pine on Escala will be trimmed. 4-5 dead Crape Myrtles on the Tretagnier slope are to be removed. He also recommended trimming our slope pines on a planned schedule over the course of several years. Selected front yard trees will be trimmed this spring, as was done last spring.

The Fire Marshal visited our property this week with two Board members. The walk took in our perimeter slopes and canyons. The marshal was impressed with our care of the property and gave us an A+ for fire safety. We were in compliance with the recommended 100' defensible space for all our homes.

HOLIDAY DECORATIONS

It's that time of the 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, the gardeners continue to do their job of mowing and general maintenance. Electrical cords, displays on the lawns, should be removed on mow days, Thursdays. The landscapers cannot be responsible for damage in the common area. All **political** signs are prohibited in the common area. Enjoy your Holiday Season!

FINANCIAL NEWS UPDATES

As we head into the final months of 2024, our financial position remains strong. Our income, which is derived almost entirely from our HOA dues, and our expenses are coming in pretty close to what the 2024 budgeted amounts expected. Our expenses had been running about \$75,000 less than what was budgeted but a catch up of water bills by the City of San Diego for \$71,000, puts back near budget projections.

Your Board is in the process of finalizing the Eastview Patio Homes II budget for 2025. As everyone is aware, inflation has not been our friend this past year and many of our expenses are costing us more. We are signing on with a new landscape company beginning in January 2025 to try and keep those escalating costs as reasonable as we can but we will be paying several thousand dollars a month more for landscaping. Because of the increases in our expenses, unfortunately, there will be a dues increase in January of 2025. We will know the amount as soon as the budget is finalized and approved in November. The last dues increase was in 2019, six years ago.

HARDSCAPE

The marquee wall at the entrance to Devereux Road from Escala Drive is finally getting repaired. The various cracks due to soil compaction or subsidence will be filled and the bubbles in the stucco due to moisture will be scraped off before repainting. Farther downhill along Devereux Road, a 3-seat bench will soon be installed in the mini-park area across from Adena Lane.

We have inventoried the various signs placed by the city scattered throughout our Patio 2 HOA area (e.g., stop signs, speed limits, street names, etc.) as well as the Neighborhood Watch signs placed over the years by the HOA. However, improving or modifying the signage of city-owned signs is not in our purview.

Although we live in a relatively low-crime area of San Diego, many years ago the HOA did have active Neighborhood Watch groups and block captains. They have faded away and now only the signs are left and several have faded. We are considering updating and improving the Neighborhood Watch signage. At a later date, and if there's interest from our home-owners, we may invite the RB Neighborhood Watch people and our local Community Relations Officer of the SD Police to discuss crimes in our area and how to improve our safety.

HOME INSPECTIONS

We appreciate everyone's efforts to maintain our neighborhood at its very best. This summer, the Board inspected houses on Belle Helene, Parlange, Corte Tezcuco, Colonnades, and Chretien Ct. If the board found your house in need of repair, clean up, or maintenance, you received a letter requesting the work to be completed by the end of September. Thanks to all the homeowners who completed the requested work and returned the form to Elite Management.

If you still have work that needs to be completed, please do so by the end of October (or request an extension with the Board). Thank you.

WELCOME NEW HOMEOWNERS

Ethan and Julie Ann Christensen
12031 Tretagnier Cir.

Jon and Tanya Patullo
12043 Tretagnier Cir.

Tsering D. and Tseten Yangki Lhungay
12005 Tretagnier Cir.

REMINDER: Daylight savings ends on Nov. 3, as we turn our clocks back one hour.

HAPPY HOLIDAYS TO ALL!