



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

JANUARY 2021

PRESIDENT'S MESSAGE

As we will embark into 2021 with caution and optimism, your Board is continuing to govern by holding ZOOM meetings until the COVID threat is over. Please continue to follow the ARC guidelines, use Landscape Request forms for Green-tech services, report broken water problems, park your cars in the garage, keep your homes in tip-top shape, so when we do the next home inspections this spring on Belle Helene, Chretien, Colonnades, Corte Tezcuco, Tatia, and Voisin, there will be a minor amount of fix-up required. We will be looking for things that need to be repaired, cleaned and/or painted, and we thank you in advance for helping us to achieve that goal.

Hats off to our original owners and welcome to the many new residents we've added over the years. We live by our CC&R's, the backbone of our Association, and we continue to work on improving, maintaining, and preserving a beautiful, pristine area to live within.

Stay safe and healthy!

FINANCIAL REPORT

Operating profit for the year was \$40,980 which was \$2,793 higher than planned. However, after reserve expenses the final net income was \$11,225 which was \$1,342 less than planned. The shortfall was all due to tree trimming and removal costs.

Cash on hand at the end of 2020 was \$109,635 an increase of \$25,511 from the end of 2019. The major reason for the increase was Operating Profit of \$40,980 offset by net reserve disbursements of \$15,469 mainly due to tree trimming and removal costs which are paid from the operating account.

The financial condition for Eastview Patio Homes II as we enter 2021 is quite good however if the current drought continues there will be a financial impact but dues should remain the same as we enter 2022.

APPLICATIONS DUE FOR BOARD DIRECTORS:

If you are interested in using your talents to maintain Eastview as a desirable place to live, why not serve on the Patio II Board of Directors. **Please submit application by February 28, 2021.** Send your letter of intent and a brief bio to: Elite Community Management, 11717 Bernardo Plaza Ct., Suite 215, San Diego, CA 92128, (858) 485-0881

Board members serve a two-year term with meetings on the second Thursday of the month 4:00 p.m.

LANDSCAPE NEWS

Now that our reseeded of the front yards is complete; our gardeners will be concentrating on slope repair, weed reduction, water coverage, and general maintenance. Two dying Liquid Ambers in the Devereux Park will be removed. Some root surgeries near sidewalks and walkways will take place.

We are also looking to replace some small lawn areas with a substitute material to reduce water waste.

FRONT YARD TREE TRIMMING

In February, our front yard trees will be professionally laced/trimmed. This is done every two/three years. Since we are a mature community, our trees have grown and trimming is necessary. This keeps overgrown limbs away from the rooflines, sidewalks, and driveways. It also reduces the amount of clean-up during their molting season. They may look over-cut, but they will grow back. Patience is necessary, as we do this necessary task.

WARNING **(Front Walls)**

Recently one of our homeowner's front wall/fence fell completely over onto the common area. No one was hurt. The front walls are merely 4x4 wooden posts covered with wire and plaster, topped with brick. Most are hinged to a gate or an adjacent wall/house. Please inspect for gates not closing properly, wobbly to the touch, and shrinking/leaning. These walls are the homeowner's responsibility. Our homes are over 30 years old and the wood posts don't last forever.

NO TRESPASSING SIGN

The Board is currently investigating the purchase of a large "NO TRESPASSING" sign at the property starting at the culvert leading behind the West Rosedown residents from the Devereux park. Unauthorized activity has been noticed by the homeowners. Hopefully, this will deter any trespassing in that area. No walking, fishing, or trespassing is our goal. Our gardeners are the only personnel allowed in there to maintain the property. Thanks for your cooperation.

RENTING YOUR HOME

If you rent your home, it is your responsibility to make sure that the renter is given a copy of the CC&R's. These can be obtained on our website: Eastviewrb.com/Patio II. Please go over Section 5.20, as to your requirements as the homeowner and theirs. Fines may be levied by the Board against the homeowner, if the renter violates these rules and regulations while they live here.

EASTVIEW HOA WEBSITE:

Don't forget to check out the Eastview HOA website at eastviewrb.com. You will find a wealth of information there, including Board Meeting Minutes, Newsletters, information on CC&R's and a calendar of upcoming events. There are also links to the City of San Diego, San Diego County, the media, and even one to a real time San Diego traffic report.