

EASTVIEW PATIO II HOMES ASSOCIATION NEWSLETTER

JANUARY 2024

PRESIDENT'S MESSAGE:

As we begin 2024, I would like to salute all our residents for making our neighborhood such a pristine, desirable place to live. Please take the time to review our governing documents (eastviewrb.com, Patio II). Our strong CC&Rs help bind our community when we all take ownership. Embrace the benefits and responsibilities of HOA living and enjoy the positive experiences we are all governed by.

Reminder, we have many new neighbors, including more renters in our neighborhood. Landlords are legally required to inform their tenants of the HOA rules and regulations. This makes them an integral part of the community.

Auto parking has been an issue lately. Our regulations are clear and precise. Cars are to be parked in the garage with a few exceptions. This keeps most vehicles in a secure location at your home and does not clutter the driveways and our narrow streets. We also understand multiple cars per household, but garage capacity comes first (two cars). Let's keep the neighborhood from resembling many non-restricted neighborhoods in the city with vehicles crowding the streets, especially with the extra traffic visits in our community daily, delivery trucks, trash collection, mail delivery, landscapers, contractors, visitors, and family members. The Board thanks you for your help and cooperation.

Our holiday decorations by homeowners were spectacular this year. It was very enjoyable to drive our streets after dark and take in the beautiful, creative decorations. Please be reminded to remove your lights, decorations, wreaths, etc., from the common area as our landscapers need to access the common area bushes and landscape.

Wishing you all a very Happy and Prosperous New Year, 2024!

Applications Due for Board of Directors

There will be a Board election this year for three vacancies. The terms of Ron Filson, Karin Pfeiffer, and Tom Keeven will be expiring, however the three can be reelected. If you are interested, please submit your name for candidacy and a brief biographical sketch to Chris Hodge, Elite Management, 11717 Bernardo Plaza Ct. #215, San Diego, CA 92128 or chris@elitemanagement.com. Candidates must submit by February 25, 2024.

Ballots will be distributed in March and the results will be announced at the Patio II Annual Meeting on April 11, 2024.

Landscape

Our new winter lawns are thriving, and our urban trees are green and healthy. We are hoping for a wet spring season to offset our water costs. Last year, we saved 4 months of water costs due to the frequent rains. Hopefully, we'll repeat a similar savings.

We will conduct a survey with our arborist in early spring to evaluate the front yard trees for width reduction. Some front yard trees will need to be trimmed back from houses, walkways, drives, and sidewalks. These reductions will be outside/in and only to clear overhanging branches, NO topping. Our last professional trimming was 4 years ago.

As always, use our Landscape Request forms to alert Green -Tech of landscaping concerns and the emergency #619-779-1716 for immediate action. You are the eyes of the community.

Finance

Cash as of December 31 has increased \$43,724 from \$64,000 at the year-end 2022 to \$107,724 at the end of December 2023. The major reason was reduced water expenses and prepaid revenue of around \$19,000.

Funds due to reserve account of \$9,287 leaving operating cash of \$98,437.

Revenues for the year 2023 were \$489,564 while expense for the year was \$499,567, year-end reserves were \$129,621.

As we enter the new year of 2024, we are in a strong cash position and the outcome of 2024 will be determined by the weather and how much water is used to irrigate the common area landscape.

Hardscape

Warning: Sinking front walls! Our front walls and some neighbor division walls are beginning to deteriorate at the wooden posts. These are considered fences with wooden interiors (35 years old) with stucco/brick coverings and several failures have been occurring in the neighborhood lately. These front walls are the homeowner's responsibility to repair. Walls dividing neighbors are shared responsibility, mostly being block. (Exclusive areas on both sides) Please take the time to inspect your respective walls from time to time before more serious consequences occur.

The HOA is continuing to monitor common area walls and their maintenance. We are currently looking at our irrigation controllers for rust removal and re-painting.

Unfortunately, we have had some unwanted stickers placed on our mailboxes and have contacted the businesses to remove them. Our mailboxes are owned and maintained by the HOA.

Common Area Proposal

A Board member brought to the attention of the Board an idea to install a bench/table on the common area green belt on Devereux Rd near Adena Ln and Belle Helene Ct. We are asking the homeowners to provide input, pros or cons, as we explore the feasibility of such a project. Please submit your opinions by letter to the Board, drop off at clubhouse, attend our Feb. Board meeting, or email: chris@elitemanagement.com. Your thoughts?

ARC

Don't forget, before making any exterior improvement to your home, please fill out an ARC form for approval. They are available at the clubhouse or at eastviewrb.com. ARC meets the second Tuesday of every month at 4:00 in the clubhouse.