

EASTVIEW PATIO HOMES II

Newsletter



Eastview Patio Homes II Association, P.O. Box 300164, Escondido, CA 92030

January 2010

A MESSAGE FROM THE PRESIDENT

Happy New Year and let's hope for a better 2010. Since we are beginning a new year, I suggest we take a look at our CC&R's for Eastview Patio II, to refresh our memories as to our responsibilities to our neighbors. We have many new neighbors, including more renters living in our community now, and some of the provisions in the CC&R's are being ignored. I would pay particular attention to Articles IV, (starting on page 10), and Article V, (starting on page 15), which deal with the use of our living units and responsibilities of maintenance.

As you drive around our community now, you notice many more cars parked on the street than in earlier years. The CC&R's state that your garage is to be used to park two passenger vehicles. Vehicles parked in driveways should not be commercial unless parked temporarily. The idea behind this was not to use our garages as storage units or workshops, and thus park our vehicles permanently in the street or our driveways. This keeps the neighborhood from resembling many non-restricted neighborhoods in the City that have become crowded with parked vehicles, boats, RV's, etc. We spend a lot of money on landscaping in our community and streets full of vehicles detract from this effort.

Secondly, we need to make sure all of our equipment, garbage cans, wood piles, storage piles are concealed from the view of neighboring living units, yards, streets and common areas. We all have large City trash and recycling cans that can be unsightly when stored in open view. When we perform construction on our units, debris and equipment should be kept out of view, unless otherwise approved by the Board. These projects can take a long time and become an eyesore to the entire community and an inconvenience to immediate neighbors.

Finally, the common areas are owned by all of us and the responsibility of maintaining them has been delegated to the Board. We have had instances whereby some owners have cut down trees and/or planted plants in the common areas without Board approval. This is a strict violation of the CC&R's, and California Law. Therefore, if you have an issue with something in the common area, make sure you talk to the Board. No homeowner should perform any "maintenance" in the common areas. If this "maintenance" is approved, it will be performed by the Board or its representatives.

These are the more notable items in the CC&R's to which we need to pay attention. I know the CC&R's are long and not very exciting reading, but they are the life blood that keeps our community attractive and well landscaped for all, therefore contributing to strong property values.

Doug Evans

President

LANDSCAPE REPORT



Happy New Year!

We've made an important change for 2010. In evaluating our expenditures over the last 4 years in landscaping, we found it was extremely costly to keep Vitale Landscape and Maintenance. After researching other competent and experienced landscape contractors, we decided to hire Pro-scape, Inc, the company that refurbished the island on Devereux and installed the 17 new (fire-damaged) front yards. Pro-scape (760-480-1544) has been in business for 30 years. Its owner, Mike Helms, heads one of the companies that originally landscaped the Eastview communities in the mid 1980's. Please note the enclosed flyer with emergency numbers for after hours and on the weekends. We feel we will be completely satisfied with Pro-scape at a more reasonable cost to the homeowners.

In December, we trimmed the front yard trees and we will be trimming our slope trees on the north and east side of Rosedown, Belle Helene, Devereux, Tatia and Parlange in February. Our winter projects will include: evaluating some of our larger massive front yard trees before possible root damage occurs, front yard plants, front yards (grass) and slope maintenance.

Water will be our biggest concern in 2010 with prices increasing and limited usage. Maintaining our beautiful, scenic Eastview II landscape will be challenging, but remains our primary goal. If landscape issues are observed, please submit a "Landscape Request Form" from the clubhouse for Board review.

Landscape Director

Ron Filson

ARC REPORT

DON'T FORGET TO FILL OUT AN ARC FORM!!



Before making any exterior improvements to your home, please fill out an ARC form. They are available at the Eastview Community Center or online at eastviewrb.com.

For your information, the new President of ARC is Pat Murphy.

WARNING:

Any resident who makes changes to the exterior of their home or yard without prior approval of the Eastview Community Center Architectural Review Committee is subject to a \$300 fine.

ARC meets the second Tuesday of every month at 5 p.m. at the Community Center. If you have any questions, please call Joan Francis (674-6114) or Kay Rodricks (487-1970).

NEW BOARD MEMBERS

We are still looking for new Board members. Having a Board of Directors as opposed to paying a management company helps to keep our costs down. So, please think about giving some of your time and volunteering to be a Board member. You will learn a great deal about the upkeep of the community, and you will get to meet some great people.

We hope everyone has a great 2010.