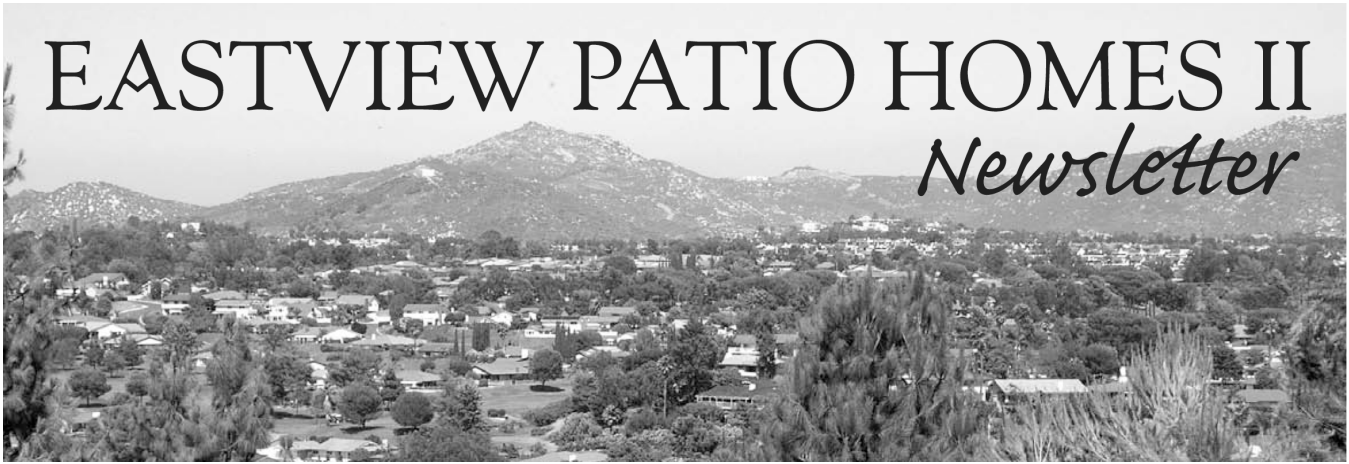


# EASTVIEW PATIO HOMES II

## *Newsletter*



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

APRIL, 2010

### ANNUAL MEETING HELD MARCH 9

The annual meeting for Eastview Patio II Homes Association was held on Tuesday, March 9, at the Community Center clubhouse. The business was to elect/(re-elect) three directors for a two-year term. Ron Filson was re-elected. Veteran Board member, Tom Francis and new home owner, Melanie Pulley, were also elected. Jim Vakoutis (serving out an appointed one year term) and Cilla Kersey remained as Board members.

Former Board President, Doug Evans, summarized the Board's achievements for the preceding year and each Director gave an annual report.

Both Doug and Kay Rodricks will be leaving the Board. Their dedication and contributions to the community over the past four years were exemplary. Their services will truly be missed.

### THE 2010 BOARD

Ron Filson	-	President/Landscape
Tom Francis	-	Vice-President/CFO
Cilla Kersey	-	Secretary/Home Inspections/Newsletter
Jim Vakoutis	-	Hardscape Maintenance
Melanie Pulley	-	Home Inspections/Welcoming

We are including a copy of the audit with this newsletter. The Bylaws require that we have an independent audit of our financial records done annually and mail a copy to all owners. If you have questions, you should write to us or attend a Board Meeting.

## CONTACTING THE BOARD

- Our monthly meetings will be held at the Community Center clubhouse on the second Tuesday of each month at 4:00 p.m. The meetings are open to all residents. You are welcome to attend and address the Board with comments or issues.
- Letters can be submitted to the Board through the mail, or dropped off at the clubhouse.
- Call Pro-scape for immediate landscape issues (760-480-1544, 760-473-3574).
- Submit a Landscape Request form located at the clubhouse.

Thank you for NOT making business phone calls to the Board members at their private residences. As unpaid volunteers, we appreciate your cooperation.

The address for the Community Center is:

Community Center Clubhouse  
17520 Drayton Hall Way  
San Diego, CA 92128

Ron Filson, President



## LANDSCAPE REPORT

The first quarter of the year has been very stable. Water use has been cut to a bare minimum (thanks to the rains). Our new landscape crew has been busily working on the slopes, weeding, staking up trees with more substantial lodge poles, and systemically replacing wasteful pulsating sprinkler heads with water saving rotor heads. They wear light green company shirts.

Thanks to their service costs, we are spending considerably less money than was spent with the previous landscaper. This allows a greater use of the landscape budget. Our last two re-built homes are in progress and their landscaping will follow their completion. The Devereux island is coming into bloom and should be dazzling by late spring/early summer.

Finally, the common area landscape problems are best solved when homeowners first notice them. Pro-scape has a battery of phone numbers to use in case of any emergency or problem. Please tear off the bottom of this page, keep these numbers on hand, and feel free to use them at any time.

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If you have an issue with the Common Area landscaping or the irrigation system in Patio Homes II call:

**Pro-Scape at 760-480-1544.**

If there is an **EMERGENCY** with the Association's irrigation system (such as a broken water line), after hours or on weekends, please call one of the following numbers:

**Jay Helms    Cell # 760-473-3574    Home # 951-694-6391**

**Frank Helms    Cell # 760-473-3567    Home # 760-945-3669**

**Mike Helms    Cell # 760-473-3566    Home # 760-724-2561**

## HOME INSPECTIONS

The Board proposed to change the policy covering the Home inspections to have the inspection cover only what can be seen from the street. The Board will only take action in backyard issues if a neighbor complains.

If you have any questions, you should write to us or attend a Board meeting. The Board will be voting to adopt the proposed policy at the May Board meeting. Owners may give their input on the policy up until the May 8 meeting.

Inspections are planned to take place in mid May to early June. This year we will be inspecting Bellechase Circle, Tretagnier Circle and Versailles Court.



## ARC GUIDELINES

### WHO IS ARC:

1. The Architectural Review Committee (ARC) is a standing committee of the Eastview Community Center.
2. It is made up of representatives from all three homeowner associations in Eastview.
3. ARC makes all its decisions based on the aesthetics of the area, and all decisions are communicated in writing 2-4 days after the meeting.
4. ARC applications are available at the Eastview Community Center office or online at [eastviewrb.com](http://eastviewrb.com).
5. ARC meets the first Tuesday of each month at 4 p.m. (Note change of day and time)

### WHEN TO FILL OUT AN ARC FORM:

1. The CC&Rs require that you submit an ARC application for the approval of any plan for improvement to the exterior of your home.
2. The application must be submitted and the ARC decision given before the work is started.
3. Improvements include: re-painting home; new roofs, windows, doors, patio covers, fencing and gates, walkways; also satellite dishes and solar panels and complete re-landscaping of exclusive-use area.
4. Resident placement of anything in the Common Areas requires approval of ARC and the HOA Board.
5. Any resident doing work without ARC approval is subject to a \$300 fine.

### WHEN AN ARC FORM IS NOT REQUIRED:

1. Touchup painting with same color paint.
2. Re-varnishing front doors.
3. Repainting Black wrought iron fencing with black paint.
4. Installing locks on front gates.
5. Replacing individual plants or trees in exclusive-use area.

NEIGHBORHOOD WATCH  
CRIME IS HERE IN EASTVIEW



Most acts involve autos and/or garages where items such as computers or audio systems are burglarized. Often the crime occurs on non-school nights around midnight.

**WHAT CAN YOU DO TO BETTER PROTECT YOURSELF?**

- Give your email address or phone number to your block captain, so you can be contacted when necessary.
- If you are a victim of crime, after contacting the police, also let your block captain know what happened.
- Keep your garage door shut, as much as possible.
- Keep your garage cleaned out, so you can park 2 cars in your garage, as required by our CC&Rs.
- If you have to park your car on the street, do not leave valuables in sight.
- If you have valuable sound equipment installed on your car, have a good security system installed and use it.
- Keep your house alarm on while in your home.
- Lock the door between your garage and living area.
- Leave your car keys on your night stand, so you can activate car siren if you hear prowlers in your home or garage.

9-1-1 ETC.

**EMERGENCY 9-1-1 - 24 HOURS - 7 DAYS**

Life threatening emergency, if you see someone with a weapon or a crime in progress.

**NON-EMERGENCY (858) 484-3154 - TO SAN DIEGO POLICE SERVICES - 24 HOURS - 7 DAYS**

To report a crime, a person suspected of "casing" cars or homes, cars drag racing past your home at midnight. This number is toll free. Use (619) 531-2000 if out of the 858 area code. Paste 484-3154 onto your phone!

**POLICE STATION - (858) 538-8000 - 8 AM to 5 PM MON THRU FRI**

Northeastern Division S.D. Police Station, 13396 Salmon River Road, Rancho Penasquitos, closest police station.

**R.S.V.P. - (858)538-8146 - 8 TO 11:30 AM AND 1 TO 3:30 PM MON THRU FRI**

Retired Senior Volunteer Patrol (R.S.V.P.) and RB Police Storefront.

**VEHICLE ABATEMENT - (858) 495-7856**

Call to report an abandoned vehicle or a car parked over 72 hours on a city street. You need license number, location and vehicle description.

**RB NEIGHBORHOOD WATCH AND EMERGENCY PREPAREDNESS - (858) 538-8148**

**WATER DEPARTMENT - (619) 515-3500 - M-F 8 AM TO 5 PM**

600 "B" St, 11th Floor.

**COMMUNITY RELATIONS OFFICER - (858) 538-8091 - 24 HOURS - 7 DAYS**

Officer Jeff Carter – Voice mail.

**"DO NOT CALL" REGISTRY - 1-888-382-1222**

To stop most calls from telemarketers. If they call after 3 months, they risk a huge fine. If a charity calls – DO NOT even talk to them. Tell them "The policy of this house is to never give money to anyone who phones us". 99% of charity callers never do anything for San Diego.

**POISON CONTROL - 1-800-222-1222 - 24 HOURS - 7 DAYS**

## NEIGHBORHOOD WATCH BLOCK CAPTAINS

Bellechase Circle	Russ McCalley George Stringfellow
Belle Helene Court	Dave Hebert
Chretien Court	Dan Barrios
Colonnades Place	Mary Kay Kazemzadeh Joy Nolan
Corte Tezcuco	Jim Callaghan
Devereux Road	Ann Ross
Parlange Place	Connie Sakis
Rosedown Place	Ginger Lyon
Tatia Court	Kent Rodricks
Tretagnier Circle	Chet Dobson
Area Coordinator	Denise Mayes



### **DOGS:**

Just a reminder that **your dog must be kept on a leash** when you are walking in the neighborhood. By keeping your dog on a leash whenever you leave your property, you are helping to keep your dog safe, as well as members of the public. If on a leash, your dog cannot attack or bother people or other pets. Your pet will also not be harmed by running into the street or getting into any hazards that may be in the neighborhood. Please also pick up after your pet and dispose of waste properly. Remember that pet waste contains disease-causing bacteria and parasites that can be dangerous to humans.