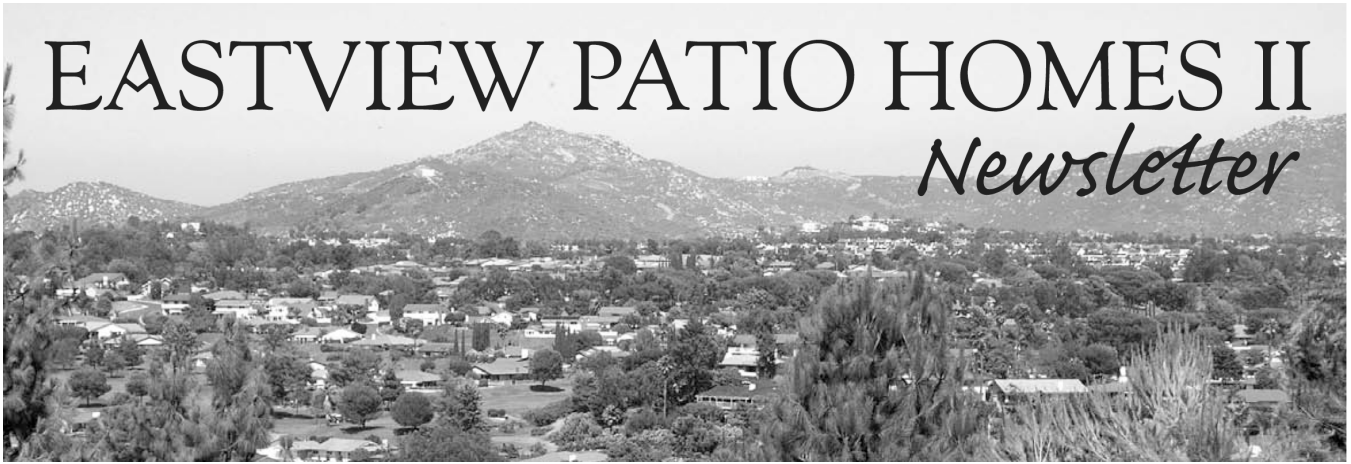


EASTVIEW PATIO HOMES II

Newsletter



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

OCTOBER, 2010

PRESIDENT'S MESSAGE:

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 the last homeowner repair notices are being completed. Our hardscape Director has been busy repairing stucco walls, painting, and refurbishing broken concrete drives and walks. Our finances are extremely good, with considerable savings at this point, largely due to water saving (mild summer) and the low cost of landscaping repairs and improvements. Pro-scape Landscaping Company has been a tremendous investment for our Association.

We issued a very clear message to our homeowners/renters during the summer to clear out their garages to allow for TWO vehicles. We have successfully narrowed the problem to just a few homeowners. 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 occurs in Rancho Bernardo. Thanks to all of you for your cooperation.

Also, a special thanks from all of the Board members for your attention to the proper ways of contacting the Board: Letters to the Board, landscape requests, using Pro-scape phone numbers, and simply joining us at our meeting. We meet on the second Tuesday of each month at 6:00p.m. at the clubhouse. Our private numbers at HOME are not be used for Association business. Thank you again.

Lastly, our streets! They are in need of resurfacing, and the prospect of prompt attention by the city is unlikely. However, the folks on Colonnades were able to get their street resurfaced recently by a grass-roots movement of their homeowners. Letter writing and phone calls seem to work best with our city officials, council members etc. The Board has been working on the issue for some time, but with little result. Maybe more personal inquiry from our homeowners will get some attention and action. In this respect, please contact our councilman Carl DeMaio at 619-236-6655 or carldemaio@sandiego.gov. We need your help!

Ron Filson
Board President

LANDSCAPE REPORT



Fall is in the air, leaves are changing color, there are rainy days, and a fresh breath of cool air is upon us. Longer nights are just around the corner and our winter projects are about to begin. Our landscapers will be deep cutting our thick Bermuda lawns and reseeding for the winter. The new grass should be green and healthy by Thanksgiving. Trimming and refurbishing some of our older front yard plants and plantings, along with a general maintenance of our slopes will be our main focus.

In an effort to keep future water costs down, we will be replacing all impact sprinkler heads on our slopes with water saving Hunter rotor heads. They produce much better coverage, they are quieter, and less water is wasted. Our next slope tree trimming will be in early January on Escala, Chretien and Colonnades slopes. Please do not interfere with the tree trimmers as they are directed by the Board. We trim our property in thirds because of cost, and your slope will eventually be trimmed. Our last trimming was along Devereux, Parlange, Belle Helene, Tatia and Rosedown.

Please help keep our water usage down by reporting any broken sprinklers, water problems or common area landscape concerns to **Pro-scape at 1-760-480-1544 or 1-760-473-3574** (after hours). Please remember to turn in a "Landscape Request Form" for any landscaping requiring the attention of our landscapers. Lastly, our last fire damaged front yard on Bellechase will be installed in the next couple of weeks.

Ron Filson, Landscape Director

COLLECTION POLICY

At the August 2010 Board meeting the Board approved amending the Collection Policy to add the following: "THE BOARD MAY EMPLOY THE USE OF A COLLECTION AGENCY TO COLLECT DELINQUENT ASSESSMENTS. THE OWNERS WILL BE CHARGED FOR ANY FEES INCURRED. THE BOARD IS NOT OBLIGATED TO NOTIFY THE OWNER IF DELINQUENT ACCOUNT IS TURNED OVER TO A COLLECTION AGENCY." The Board will be voting to adopt this policy change at their meeting on December 14, 2010. Owners have until that date to provide input to the Board on this proposed policy change. You can either write to the Board or attend an upcoming Board meeting with your comments.

CONTACTING THE BOARD

Owners may write to the Board at: Eastview Patio Homes II, P.O. Box 300164, Escondido, CA 92030 with any questions, concerns, or complaints (including possible CC&R violations) or you can attend an upcoming Board meeting, which are held on the 2nd Tuesday of the month at 6 p.m. to address the Board. Questions regarding billing or documents for refinancing or sale of a home should be directed to the bookkeeper, Debbie Flores at 760-751-5444.

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
5. ARC meets the second Tuesday of each month, at 4 p.m. (Note change of day)

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.

REMINDER: **ALL WALKWAYS** in the common area and **DRIVEWAYS** are maintained by the HOA Board. Any **CHANGES** requested **MUST BE APPROVED** by both the **HOA Board and ARC**.

Please call your Patio II ARC representative, Joan Francis (674-6114) or Kay Rodricks (487-1831) if you have any questions.

EASTVIEW WEBSITE

Have you checked out the Eastview website lately. It's full of useful information. You can download landscape forms, ARC forms, check who is on each Board, find out meeting times and a whole wealth of other information.

The website is eastviewrb.com. Check it out!



MOSQUITOS

Just a reminder that with all this wet weather we all need to be diligent about emptying any standing water. This will help keep the mosquito population down!



CHRISTMAS PARTY
5.30.p.m., December 3, 2010

Sign up at the Community Center Office. \$25 per person includes elegant, heavy hors d'oeuvres and music to dance to. Come and have fun and meet some of your neighbors.

BUDGET

Enclosed with this newsletter is a copy of the approved budget for Eastview Patio Homes II for 2011. You will note that there is no increase in the monthly assessment and no special assessment is anticipated in the coming year.

Along with the budget is information regarding collections, insurance, reserves, etc. If you have any questions regarding the budget or any other information included, please drop us a note or attend a Board meeting.

Copies of the Board meeting minutes are available by requesting them in writing. There will be a nominal fee to provide these copies.

If you wish to have mail from the Association also sent to a secondary location, please write to us and provide us with that information.

NEW NEIGHBORS

We wish to welcome our new neighbors as follows:

- 17782 Bellechase - Martin & Teresa Helfin
- 17763 Bellechase - Richard & Maureen Young
- 17676 Tatia Ct. - Daniel & Ha Porter
- 17705 Devereux - Jacques & Ellen Maubert



PRO-SCAPE NUMBERS TO PUT ON YOUR FRIDGE:

- 1-760-480-1544 (DAYTIME)
- 1-760-473-3574 (AFTER HOURS)

UNDERSTANDING OUR EASTVIEW'S GOVERNING BOARDS

There are 334 condominium homes in Eastview that are organized into three separate Home Owners Associations. Eastview Patio Homes (Patio1) and the Eastview RB Duplex Association (Duplexes) are the original Home Owners Associations in Eastview established in 1978. Eastview Patio Homes (1) has 82 single family detached homes and Eastview RB Duplex Association has 102 duplex homes. The third HOA in Eastview is Eastview Patio Homes II Association (Patio 2), which was established in 1986 and consists of 150 single family detached homes. All three of these HOAs have their own 5 person boards and governing documents. In general, the Bylaws state the requirements and rules for the boards and the Declaration of Restrictions (i.e. C, C & Rs) state the requirements and rules for the members.

The fourth organization, formed in 1978, is the Eastview RB Community Center, in which all 334 Eastview home owners are members. It has its own 7 person board and governing documents. The Eastview RB Community Center has three primary purposes, which are:

1) provide architectural control for the entire project of Eastview, 2) provide management, administration, maintenance, preservation and architectural control of the Recreational area (i.e. the community center), and 3) promote health, safety and welfare of all (334) of its members. The Eastview RB Community Center fulfills its architectural control of all Eastview primarily through its 5 person Architectural Control Committee (ARC) which it appoints. The ARC policies are enforced by the individual HOA board or the Community Center Board.

Finally, it is noted that the Eastview members also are members of the Rancho Bernardo Swim & Tennis Club, located at 16955 Bernardo Oaks Drive.

NEIGHBORHOOD WATCH

As we move into the fall season and the holidays, please continue to do all the important things to protect you, your family, your property and your neighbors. That includes garaging your cars. If you have visitors parking on the street, please make sure they lock their vehicles and remove any and all valuables so as not to be a target of, or a victim of, theft. Listed below are the block captains for the neighborhood:

Ginger Lyons - Rosedown Place

Verna Nickel - Marymont Place

Kent Rodricks - Tatia Court

Ann Ross - Devereux

Connie Sakis - Parlange Place

Thank you

CrimeWatch Eastview Patio II

FIRE SAFETY REMINDERS

We have arrived at that time of year when fire safety is on our minds. Despite this having been a rather wet October so far, there is still the risk of fire. The recent rains have assisted in the growth of brush and if we now get a particularly hot spell, the risk of fire will be high again. The following are a few reminders to keep everyone safe during the fire season.

- Use fire-resistant wood on shade structures. Large pieces are slower to burn. Replace the small pieces on top.
- Have solid core exterior doors.
- Use double-pane windows with one side tempered glass.
- Make sure there is a good seal around the garage door to prevent embers from entering.
- Consider replacing old wooden garage doors.
- Use non-flammable material for fences attached to house for at least five feet.
- Install bird stoppers in tile roofs to prevent embers from entering.
- Replace wood shake roofs. Reduce your and your neighbors' vulnerability.
- Install 1/4" or 1/8" screening in outside vents to block embers from entering attic.
- Clean out gutters. Consider gutter covers to keep gutters clean.
- Remove combustible material near home, e.g. woodpiles and landscaping bark.
- Prune bushes like trees. Keep them thinned out and free of dead branches and twigs.
- Keep tree limbs or palm fronds at least 10 feet away from chimney openings and eaves.
- Do not let limbs or fronds hang over roofs.
- Make sure vegetation is well-irrigated and trimmed at least five feet away from vents, eaves, decks, windows, and foundation.
- Close gaps anyplace where roof meets the wall.
- If fire is predicted, make sure gas is turned off to built-in BBQ or remove portable tanks at least 10 feet away from home. Put patio cushions inside house. Put flammable door mats inside.
- Close windows.
- If evacuation is necessary, unlock any gates as firefighters will not climb over gates.

If you have a shake roof, Dave Bacon who is a 30-year veteran with the California Department of Forestry and Fire Protection has stated: "IF YOU HAVE A SHAKE ROOF, THERE IS A 99% RISK OF YOUR HOME BURNING DOWN IN A WILD FIRE".

If you have palm trees in your yard, please make sure they are well trimmed. Dry fronds can catch fire and, in high winds, will fly through the neighborhood becoming a serious fire hazard.

A FEW MORE TIPS-

Keep valuable documents in a safety deposit box. Home safes generally cannot withstand the intense heat of fires.

Update your insurance annually.

Do a home inventory; take photos and keep in safe place.

Have an escape plan. How will you let loved ones know you are all right?

Let your neighbor know when and where you will be out of town. Leave a contact number.

Keep your car's gas tank at least at 1/4 full.