

EASTVIEW PATIO HOMES II

Newsletter



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

APRIL, 2011

HOMEOWNERS ASSOCIATION ANNUAL MEETING AND ELECTION

The Annual Meeting for the homeowners was held Tuesday, March 22, at the Community Center. In addition to reviewing the Board's activities for the past year, election ballots were counted for two positions. **Priscilla Kersey** was re-elected and **Helen Beaumont** will join the Board as a new member. Your current Board members, **Ron Filson, Tom Francis and Melanie Pulley** will continue to serve for another year. Each term of office is for two years with a maximum of two consecutive terms. These are unpaid volunteer positions.

Thank you for all who voted and took part in the election process.

The Board would also like to thank **Jim Vakoutis**, who will be leaving the Board, for his efforts and accomplishments during the last two years. He was well appreciated during his tenure.

Thank you to Melanie Pulley, Priscilla Kersey and Linda Filson for preparing the reception refreshments following the Annual Meeting.

HERE ARE A FEW ACCOMPLISHMENTS FOR 2010

- A new landscape contractor, Pro-Scape.
- Installing approximately 400 water-saving rotor sprinkler heads on the slopes.
- Adding and replacing new Neighborhood Watch signs in the community.
- Saving 20% in water usage this last year.
- Installing 4 new city lamp posts.
- Managing our Budget to include no new dues increases and funding our reserves to 100%+.
- Improving and refurbishing several common area street corners with new plants, trees and turf.
- Enforcing the CC&R's requirement for making room in each garage for **two** vehicles. Garages are not to be used for excessive, personal storage.
- Establishing a new policy to replace old worn, decaying stamped concrete areas in our drives with new concrete and pavers. This will reduce maintenance to a minimum.
- Establishing new home inspections to only what is observed from the street or a neighbor's complaint.

REMINDER

Areas in front of our homes and on the slopes are owned by all of us, and the responsibility of planting and maintaining them has been delegated to the Board. To plant or alter these areas without the Board's approval is prohibited. This is a strict violation of the CC&R's and California Law. Therefore, if you should have an issue with something in the common area, make sure you submit a landscape request, or address the Board at a meeting. No homeowner should perform any "maintenance" in the common areas without approval.

Ron Filson,
President

LANDSCAPE REPORT



Spring is here! Our landscape crew is busily working on the slopes, weeding and replacing with new ground cover. They are also trimming dead frost-damaged material from the tops of many shrubs. Pro-Scape is in the process of walking the streets, looking for bare areas, older plant material and general refurbishment for our community. Our island is in full bloom and the front yards are green after scalping and re-seeding during the winter. However, many brown spots are appearing lately because of the increase in rabbits. Rodent traps have been increased this year and baited regularly.

We would like to remind all residents to keep an eye out for any suspicious behavior in and around our common area yards and slopes. We have had some vandalism to our equipment.

Please report to Pro-Scape any unusual water problems you might observe. Our homeowners are our best resource in the community.

PRO-SCAPE TELEPHONE NUMBERS TO CUT AND PUT ON YOUR FRIDGE



PRO-SCAPE DURING OFFICE HOURS: 760-480-1544

FOR EMERGENCY AFTER HOURS OR ON WEEKENDS (SUCH AS A BROKEN WATER LINE):

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

AUDIT FINANCIAL REPORT

Enclosed with this newsletter is a copy of the audit financial report for our Association as of 12/31/10. Our Bylaws require that we have an outside, independent audit of our books done annually, with a copy of the audit report to be mailed to all owners. If you have any questions regarding the report, please drop us a note or attend a Board meeting.

BOARD MEMBERS

Board member responsibilities are as follows:

Landscape Maintenance	-	Ron Filson/Cilla Kersey
Inspections	-	All Board members
Hardscape	-	Melanie Pulley
Newsletter	-	Helen Beaumont
Welcoming	-	Helen Beaumont

Just a reminder, Board members are volunteers and we would ask that you not contact them at their homes. If you have a question or a problem, the correct procedure is to either write to the Board at the address at the top of this newsletter, or attend a Board meeting.



ANNUAL HOME INSPECTIONS

Annual home inspections will again be performed around the first week of May. As mentioned, we will only be looking at homes from the street, not entering backyards, unless we get a complaint from a neighbor. The streets to be inspected this year are: Devereux, Parlange and Rosedown.

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 or by email if we have your email address.
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. at the Community Center.

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 both ARC and the HOA Board.
5. Any resident doing work without ARC approval is subject to a \$300 fine.

REMINDER: ALL WALKWAYS AND DRIVEWAYS which are in the common area 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.

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 to address the Board. Our next Board meeting will be 4:00.p.m. on Thursday, April 14, 2011. As mentioned previously, please do not call Board members at home. Questions regarding billing or documents for refinancing or sale of a home should be directed to the bookkeeper, Debbie Flores at 760-751-5444.

NEIGHBORHOOD WATCH:

Below are the names of the block captains for Patio II:

- | | |
|------------------------------------|---------------------------------|
| Chretien Court | Mira Bozanich |
| Corte Tezcuco/Voisin Court | James and Frida Callaghan |
| Bellechase Circle | George and Dorothy Stringfellow |
| Bellechase Circle/Versailles Court | Russell & Grace McCalley |
| Belle Helene Court | Dave Hebert |
| Devereux Road | Marcus and Ann Ross |
| Tatia Court | Kent Rodricks |
| Parlange Place | Gus and Connie Sakis |
| Devereux Road | Marcus and Ann Ross |
| Rosedown Place | Ginger Lyon |

