

# EASTVIEW PATIO HOMES II

## *Newsletter*



**Eastview Patio Homes II Association, PO Box 300164, Escondido CA 92030**

*July, 2011*

### President's Message:

Rabbits, rabbits, rabbits; they're everywhere! Our neighborhood has had major landscape damage this year due to the unusual increased volume of rabbits. We are in the process of repairing our turf areas at a cost of over \$6000 and making an effort to reduce the volume of the rabbits in our common area. Some residents are experiencing the same problem in their exclusive areas and are resorting to wire fencing along their gates and walls. Please use black netting or wire and look for other entry points along exterior stucco walls. Unfortunately, we can only do so much living next to canyons and open space. Thank you for your cooperation as we tackle this problem. Please be advised that the board, on July 14, 2011, adopted the following policy: "To hire a licensed and insured contractor to decrease the rabbit population through various methods of eradication, on an as needed basis."

Many thanks to all the residents who are sprucing up their homes this summer. Be sure to fill out an ARC request on large renovations and painting (whole house). The designated colors and paint numbers are located at the clubhouse. Remember, we get a discount at Dunn-Edwards paint stores. In addition, the Community Center Board is in the process of adding possible new colors to our house, stucco-paint palette. If you're painting your front stucco wall, use your house color. When painting the backyard outside wall, bordering the common area, please use "Crystal Haze". This makes for a consistent color blend between neighbors walls.

Summer may be clean-up time and result in the need to dispose of unwanted personal items. The Board suggests donating such items to charitable organizations. The Board's policy is NO garage sales because of our restrictions on commercial business from our homes, and the nuisance of extra cars, people, signs, etc. on the sale day. If it is necessary to conduct an emergency estate sale, please be reminded not to place any items on the driveways/lawns and close your garage door to conceal items from public view. Sale signs in the community are not to be placed on common area property. See our policy later in the newsletter.

Thank you for keeping Eastview an exemplary place to live.

Ron Filson  
Board President



## *Not permitted!*

### Garage and Estate Sales:

Based upon our Declaration of Restrictions Article IV (see below), garage sales are not permitted within Eastview Patio Homes II. In the case of the owner's death, or moving to a retirement facility, an estate sale is permitted, provided the garage door is closed and no sales items are in the driveway or Common Area. Signs for an estate sale (maximum dimension 8" x 11") are not permitted within the Common Area without prior written approval of the Board. A sign can, however, be displayed upon a resident's automobile.

This has been in effect for many years (see Eastview Patio Homes II Newsletter July 2003) and throughout all of Eastview. From Article IV:

Each living unit shall be improved, used and occupied for private, single-family dwelling purposes only, and **no portion thereof nor any yard nor common area shall be used for any commercial purpose whatsoever;**

**No sign** (other than one (1) sign of customary and reasonable dimensions advertising a Condominium for sale or lease) **shall be erected or displayed in any living unit, yard or exclusive use area** so that it is visible from without such area **without the prior written permission of the Board;**

**The garage portion of each living unit shall be used for the storage of automotive passenger vehicles(s) and other uses if such other uses (i) are concealed from the public.**



### LANDSCAPE REPORT:

Summer has arrived, and you will see our landscape contractors, Pro-Scape, working on various projects on the property. You may have noticed that some of the slopes have been treated for weeds and wild grasses. It was necessary to kill off some of the red apple ground cover in order to accomplish this. Pro-Scape is now working on replanting those areas, and their goal is to have this completed by the end of August.

Many of the common area lawns have been devastated by rabbit damage, and work will take place over the next few weeks to fix the problem. Pro-Scape will be renting equipment to cut out the areas most affected, and new turf will be put in place. New summer color has been installed on our corners, and new color will soon be in place on the island at the Devereux entry.

Our winter tree trimming project will include the Escala slope – Tezcuco/Voisin, the Devereux entry to Tretagnier including the island, the Tretagnier slope, Rosedown/Tretagnier slope and the Belle Helene slope. Front yard tree trimming will take place in October.

Pine needles will be falling for the next couple of months, and we will endeavor to keep them cleaned from the streets and lawns. Last year, we had a continuing problem with swarming bees, and if you do encounter these in the common area, we would ask that you call Pro-Scape immediately.

Please remember that if you see any problems (such as damaged or broken irrigation parts or prolonged watering—lost water costs all of us!—or any vandalism) in the common area, place a call to Pro-Scape at 760-480-1544 or , after hours, 760-473-3574. If you have any special landscape requests, you may fill out a landscape request form (obtainable at the Clubhouse). These requests will be reviewed for approval.

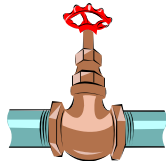
Finally, do have a wonderful summer!

Landscape Director



### **Aerial Mosquito Larvicide Applications**

Please be aware the County is performing aerial spraying by helicopter at 3-4 week intervals of any wetlands to reduce the mosquito population; there are some of these areas around Eastview (e.g., water hazards at golf courses). Mosquito larvae breed in standing water, so you can help this problem yourself by ensuring you don't have areas of non-draining water on your property. Mosquitos have been a bigger than usual problem this year, and can carry West Nile Virus and other dangerous diseases.



### **Hardscape Report:**

We have received reports that some homeowners have developed problems with a water pipe that runs from the meter to the home. Be watchful for leaks in these areas, and also be aware that repairs to this piping are the responsibility of the homeowners themselves.

### **Annual Home Inspections:**

Home inspections on Devereux, Parlange and Rosedown were completed in May. We would like to thank all the homeowners who have completed the requested work and returned the signed home inspection forms. If you have not done so, please remember the due date for these forms is August 20, 2011.

### **Bookkeeping & Dues**

Our bookkeeper, Debbie Flores of Property Owners Accounting is retiring as of September 1, 2011 and moving to Arizona. Debbie has been our bookkeeper, since we were incorporated on July 13, 1986. We thank Debbie for her 25+ years of service and wish her a happy retirement. The board is in the process of interviewing and recruiting a new bookkeeping service and will advise you of that change. In the meantime continue sending your dues as you have been.

## **Welcome to Eastview!**

### **New Homeowners:**

Roman and Ewa Dyba  
Yoshiho and Mizue Amada

Collonades Place  
Belle Helene

### **Contacting the Board**

Please respect the privacy of the Board Members. They serve you without compensation. Owners may write to the Board at: Eastview Patio Homes II, PO Box 300164, Escondido CA 92030 with any questions, concerns, or complaints (including possible CC&R violations), or you are always welcome to attend an upcoming board meeting, each of which is held on the second Thursday of each month, at the Eastview Community Center, to address the board on any issue directly

### **Architectural Review Committee (ARC) Guidelines**

#### **What is ARC?**

1. 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 upon the aesthetics of the area, and all decisions are communicated back to homeowners within 4 business days after the meeting, or by e-mail if the owner's e-mail address is known.
4. ARC applications are available at the Eastview Community Center office, or online at [eastviewrb.com](http://eastviewrb.com).
5. ARC meets the second Tuesday of each month at 4 pm.

#### **When to fill out an ARC form:**

1. The CC&R's 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 approval decision given prior to the initiation of any work on the project.
3. Improvements include: re-painting home; new roofs, windows, doors, patio covers, fencing and gates, walkways; new satellite dishes, solar panels, and complete re-landscaping of exclusive-use ("inside your walls") areas.
4. Resident placement of anything in the Common Areas requires approval of both ARC and your 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 Boards. ANY CHANGES REQUESTED MUST BE APPROVED BY BOTH THE HOA BOARD AND ARC.



### **Fire Safety Reminders:**

Most of us still recall with crystal clarity the firestorm that struck Rancho Bernardo in October of 2007; fourteen homes were lost in Eastview. We have had a wet winter, which means the shrubs and weeds in the undeveloped areas near us will be relatively overgrown this year, which in turn means more fuel for fires.

Below is a list of important projects that can lower the risk of losing our homes in the event of another fire. There were four years between the Scripps Ranch fire of 2003 and ours in 2007...it's been another four years. This is significant only because it does take a few years for the brush to grow to "critical mass" to feed a serious fire storm.

1. Keep your house safe from embers:

Use fire resistant wood on patio covers, etc. Large pieces are slower to ignite than smaller ones.

Solid wood exterior doors, double pane tempered glass windows, and non-wood garage doors are helpful in preventing home fires.

We all have screen vents in our attics and garages; the mesh should be 1/8-1/4" to keep embers from entering through them. At a minimum, inspect them to be sure there are not large rents.

Use non-flammable materials for fences that attach to your house for at least the first five feet.

Clean out your rain gutters; consider gutter covers.

Install "bird stoppers" in tile roof openings to keep embers from entering through this route (and, keep the birds out).

2. Keep your yard from eating your house:

If you have stacked firewood, move it away from your house. Keep your trees and larger shrubs pruned, removing dead branches and thinning them periodically. Palm fronds are especially an issue, as they contain oils that can burn and explode (looked like huge sparklers during the last fire!)

Keep tree limbs and those palm fronds away from the house, especially from chimney openings and eaves.

3. Neighborhood protection:

Fire prevention experts talk about "defensible space", approximately 100 feet away from the back of your yard. Eastview maintains the irrigation, iceplant and pruning in these areas. If you have concerns about your own "defensible space" please contact the board.

4. If fire is predicted or occurring:

Turn off the gas to any outdoor devices (spas, barbecues); make sure any propane barbecue tank is at least ten feet from your home. Put patio cushions inside your home. Close windows.

Leave gates open (unlocked), as firemen will not try to climb over locked gates to get to your home or back yard.

IF EVACUATION IS ORDERED, DO NOT STAY TO TRY TO PROTECT YOUR HOME.

**A FEW MORE TIPS:**

Keep valuables and important documents in a safety deposit box off-site. Most home safes will not withstand the intense heat of a home fire.

Update your insurance annually. The last thing you need in the event of a fire loss is inadequate insurance.

Do a home inventory, including photos; keep in a safe location (safe deposit box if you have one).

Have an escape plan. If you have a two story home, do you have an escape ladder?

If you are going to be out of town, let a neighbor know where you are, or how to reach you, in the event of an emergency.

Keep your car's gas tank at least  $\frac{1}{4}$  full at all times.