

APRIL 2024

PATIO II HOMEOWNER'S ASSOCIATION ANNUAL MEETING AND ELECTIONS

The Annual Meeting for the homeowners was held Thursday, April 11, at the community center. In addition to reviewing the Board's activities for the past year, election ballots were counted for three positions. Re-elected were **Ron Filson** and **Karin Pfeiffer**. **Kathy Hebert** will be joining the Board as a new member. **Kay Rodricks** and **Malcolm Allan** will continue to serve for another year.

Thank you all who voted and took part in the election process. This avoids another mailing and additional costs to the Association. **Marcus Ross**, served as our **Inspector of Elections**.

The Board would like to thank **Tom Keegan**, who will be leaving the Board, for overseeing our finances this past year. His efforts and expertise were well appreciated during his tenure.

Thank you, **Karin Pfeiffer**, for preparing the reception refreshments following the meeting.

2024 Board of Directors

Ron Filson—President/Landscape
Karin Pfeiffer—Vice President/Treasurer
Kathy Hebert—Secretary/Home Inspections
Malcolm Allan—Director at Large/Hardscape Maintenance
Kay Rodricks—Director at Large/Welcoming

HERE ARE A FEW ACCOMPLISHMENTS FOR 2023

- Savings again in our water usage due to a higher than usually winter rainfall. (20-25%)
- Repair/paint of several pony walls and larger common area walls.
- Proposed bench for the green belt area on Devereux.
- Successful home inspections (50) throughout the neighborhood.
- 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.
- Some pines along roadway/sidewalks and close proximity to homes were laced.
- We're beginning our 6th year with Green-Tech Landscaping.
- New and brighter streetlights throughout the neighborhood.
- Managing our budget to include no new dues increases and funding our reserves to 100%+

FINANCES

Year to date expenses of \$89,954 are favorable to the budget by \$42,342. The main reason is lower water bills. This is very similar to last year's budget savings due to the rain.

Cash decreased \$12,836 for the month of March \$137,325 to \$124,489. The major reason for the decrease is a double payment for Green-Tech in the same month.

Our Fidelity reserve account balance as of April 1 was \$113,618 increased from \$113,140 at the end of March because of added interest of \$478.

All indicators look for a favorable year with no new dues increase on the horizon for 2025.

LANDSCAPE

The first quarter of the year is very stable with water use. Irrigation has been basically turned off for the last three months, thanks to the rain. Our crews will be turning the water back on with the temperatures rising and the drying out of our winter seed application. We will be focusing in on dry areas for refurbishing.

We are busily working on the slopes, weed reduction, and trimming bushes. Snails, gophers, and bees come along with the spring. Any bees noticed in irrigation boxes, please contact Green-Tech immediately before they can begin residency. **(619-779-1716)**

Our slope trees are healthy and enjoying the extra rain water. So are our front yard trees!

Our big spring project for 2024 is to hand select overgrown front yard trees that need some width reduction and shaping. We've contacted Atlas tree Service to do our trimming. We have selected 33 trees for the 2024 trimming. No date has been selected to start, but the designated trees are posted on our website, eastviewrb.com.

Next year in 2025 we'll make our next selection. This process will take 2-3 years to complete. Our objective is to reduce hanging branches over roof/gutters, courtyards, drives/sidewalks, and streetlights. Thank you for your cooperation during this process.

HOME INSPECTIONS

In order to ensure our neighborhood looks its best, Patio II Board members walk through our community every year, taking note of paint that needs retouching, walls that need repairs, etc. This June, we will be walking through Belle Helene Ct., Tatia Ct., Chretien, Colonnades, Tezcuco, and Voisin. You may want to take a look around your property and paint/touch-up ahead of our walk. We find that generally garage doors need a spring cleaning/painting, front gates and around windows often need most attention. We will inspect approximately 50 homes. Thank you for your support in this effort.

HARDSCAPE

Hardscape is generally defined as being various parts of a built environment within the general landscape of an area. It includes such items as walls, pathways, and fountains. It doesn't include any building (our houses & yards) or roads (owned & maintained by the city).

Within the context of our HOA, hardscape covers the various concrete block walls within the common area or designated marquee street entrances. Also, the small, low pony walls that jut out from some of the houses, and our driveways which are “owned” by the HOA. The Board member responsible for hardscape also ensures that the mailboxes and irrigation stations are functional and looking good.

Over the past year, the various hardscape projects have included: fixing bubbled stucco, cracks and holes in some pony walls and concrete block walls; reviewing twelve irrigation stations; and a few other minor things. All are low cost items compared to the our water costs and landscape contract.

Current projects include fixing cracks and bubbling of stucco along the wall at the corner of Escala and Devereux. We are also investigating options for a nice-looking bench to be located the in grassy area on the North side on Devereux Rd., just west of Rosedown Pl.

SOCIALS AT THE COMMUNITY CENTER

Don't forget Friday night socials at the Eastview Community Center. Check for dates and times on the community calendar (eastviewrb.com). Bring a treat or appetizer to share and your favorite beverage of choice, and enjoy meeting your Eastview neighbors.

ENJOY OUR BEAUTIFUL EASTVIEW SPRINGTIME!