



Eastview Patio Homes II Association, 11717 Bernardo Plaza Ct., Suite 215 San Diego, CA 92128

Eastview Patio Homes II

Winter 2026 Newsletter

President's Report

Karin Pfeiffer

Welcome to our first electronic newsletter. We appreciate you sending us your contact information. If you have found this newsletter at your front door or read it on the Eastview website, please sign up for email delivery at Eastviewpatiohomesii@gmail.com. This will be the last courtesy drop off.

Thank you to all of you who have emailed us with your comments. It is a great way to pass along some information. Here are a few things we have learned from our neighbors:

Last year the City completed installation of the yellow sidewalk ramps. Most are on the corners so parking isn't an issue, but there are a few in front of homes where a road bisects. Please make sure not to park in front of these ramps. A homeowner on Devereux Rd parked in front of their home and blocked the access and found a \$300 ticket on their windshield.

We had an ebike accident on Devereux Rd that caused one of the riders to be transported to the hospital. Just a reminder to be careful on our narrow streets and always wear a helmet.

A reminder to the few of you who still have holiday decorations up – let's get them put away until next holiday season!

Board Elections

Our annual elections for our HOA board are coming up. There are three positions up this year with two current board members agreeing to run again. That leaves an open spot as Ron Filson will be retiring this year after twelve years on the Board.

A wholehearted thank you to Ron for his service to this community.

Please consider volunteering for the open spot on the Board especially if gardening and landscaping is your favorite hobby. There are many issues currently facing us. It will take all of us to solve them! If you are interested in joining the board and have questions, please email me at Eastviewpatiohomesii@gmail.com Please see the Candidate declaration form to be completed at the end of this newsletter. Please return this form asap.

When your ballot arrives in the mail, please promptly complete and return them. We need a majority of homes to return the completed ballots, since every year the board is knocking on doors to get this done. Help your community out and send them back right away.

If joining the board isn't your thing, but you still want to get involved and help steer our community forward, please consider joining our smart-scape committee that we are looking to start this spring/summer. We have hard issues facing us in the coming years and we need brainstorming, insight, and ideas from you.

The first of these issues is AB 3074 or Zone Zero for very high-risk fire areas. Most of RB and Eastview fall in this category. Please use the link to see where your home falls. Sandiego.gov/fire/community-risk-reduction/fire-hazard-severity-zones.

The second issue is AB 1572. This prohibits the use of potable water for irrigation of non-functioning grass in HOAs by 2029. More information to come. Googling will give some good information. We are not exactly sure if this will come to pass, but it's a good idea for us all to be informed.

The overriding theme of this is how to keep our community beautiful while adhering to the new California laws and how to decrease our water usage so our HOA fees do not continue to rise every year. Which none of us want!

If being involved sounds interesting, please email us at Eastviewpatiohomesii@gmail.com. When we get enough interest, we will have our inaugural meeting!

As always, please email us with any thoughts, ideas, or comments.

Landscape Update

Ron Filson

2026 started with clouds and rain. The HOA couldn't be more delighted! We were able to turn off our irrigation system for weeks. We are hoping for many more rain events this year.

As you know, water cost the HOA considerable amounts last year, hence the dues increase in January 2026. The city imposed a 15% increase for water beginning this year. We hope rain will offset those costs. We also have minimized the water schedules for additional savings. Every drop saved helps our effort.

Many might be concerned about the San Diego City's new edict about fire safety restriction limits around our homes called "Zone Zero." It calls for no flammable items like landscaping within 5 feet of your home. This is for the very high fire hazard severity zones, of which about 2/3 of San Diego is in. Fortunately, the first phase (2026) is for new construction only. The next phase is for existing homes (2027). Your Board is paying close attention to how this affects our common areas. We reached out to the city's code compliance office and no action is necessary at this time for our existing homes.

Our landscapers will be busy this winter removing any dead debris from our common areas and slopes. They are currently trimming tree branches that are getting too close to homes with their pole saws. Our lawns were not over seeded at the end of last year as a water savings effort. If you see any broken sprinklers or extreme run-off, please call the Vitale office 619-938-2435 or turn in a landscape request form. The eyes of our residents are always welcome.

Spring will bring weeds throughout the property, and the landscapers will remove them on a neighborhood rotating schedule to stay ahead of their growth. Be patient as they accomplish this task. Lastly, we ask a favor, please help by picking up those weekly advertising papers that are littering our lawns and drives. It would be well appreciated.

Parking

As you know, our CC&Rs (article 5.35) requires each homeowner to provide room in their garage for two cars, with some small exceptions. Many of you have shortened driveways (65 homes) that won't allow driveway parking, forcing cars into the garage or onto the street. Our garage rules are written to limit vehicle parking on our narrow, secluded streets. This allows access to the many service vehicles that visit each day. Most importantly, the rules are for security and safety! We have 9 cul-de-sacs, a circle and one thoroughfare for our 150 homes. Navigating these streets can be dangerous and problematic. Securing your vehicles in the garage allows peace of mind and less vehicle clutter for all.

Recently, a car parked outside on Devereux Rd was vandalized by stealing its catalytic converter. This is a costly repair and leaves a disabled car. We don't need this type of activity in our community.

If we all do our part in adhering to the Association parking rules, it makes for a secure and safe neighborhood. Please do your part.

Secretary's Report

Kathy Moore

As I walk through our neighborhood, I am constantly reminded how much I love living in Eastview. Our green spaces and tidy houses make living here a pleasure. With that in mind, your Patio 2 Board appreciates your help in maintaining our homes. We've just about wrapped up last year's inspections: a few homeowners requested extra time to complete needed maintenance to their exteriors.

Please take a moment to walk around your property, looking for necessary repairs to exterior walls, windows, gates, and paint. We can save money by keeping small repairs from becoming larger problems. This spring we will be walking Devereux Rd, Parlange Pl, and Rosedown Pl. We would love to find everyone's house in tip-top condition, saving us all time and money.

Treasurer's Report

Seema Varma

Hello everyone – as we wrapped up 2025, the Board voted to increase monthly assessments to \$375 a month. If you haven't done so, please update your payment effective immediately and a one-time payment to cover the difference for January 2026 if you paid the old rate. We will be monitoring expenses closely this year and we encourage anyone who has ideas for effectiveness to join us at our monthly board meetings or write to let us know your ideas. Karin has also requested volunteers for our new committee to help navigate upcoming landscape/water restrictions implemented by the city.

If you have any questions about signing up for auto pay, please reach out to Elite management 858-485-0881. Cheers and Happy 2026!

Social Director's Report

Malcolm Allan

Last year nine Eastview homes were sold, seven of them in Patio 2. To date this year, only one house (on Versailles Ct) has sold in our Patio 2. A second one is currently for sale on Chretien Ct.

DECLARATION OF CANDIDACY

I, _____, do hereby declare my candidacy for the
EASTVIEW PATIO HOMES II ASSOCIATION BOARD OF DIRECTORS.

Signature

Print Name

Property Address

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Please do not put a home or work phone number on the Declaration of Candidacy if you do not want it to be made public.

CANDIDATE STATEMENT

Please complete a short statement regarding your qualifications. You may include work history, hobbies and why you wish to run for the Board of Directors. This statement will be mailed to the Association membership along with the ballots. (use other side of paper if you need more space). The candidate, not the Association or Management, is responsible for the content of these statements.

Return completed form to: EASTVIEW PATIO HOMES II ASSOCIATION

c/o Elite Community Management

11717 Bernardo Plaza Court #215

San Diego, CA 92128