PATO II NEWSLETTER / SUMMER 2025

President's Message

Karin Pfeiffer

As I sit down to write my first president's message, I want to say how much Marc and I enjoy living in Eastview and how grateful we are to be here. We value the connections we have made with many of our neighbors. Thought this would be a good time to remind us of all the small ways to be a good neighbor -

If you know your neighbor is away, pick up those mailers that get left on the driveways.

Remember to slow down on our congested streets. It is sometimes hard to see that someone is crossing the road around the corner, or a child is on a bike coming off the sidewalk. The speed limit on our streets is 25 mph.

Remember to keep the sidewalks clear. This is especially applicable to all of us with short driveways. People out walking should not have to walk on the road to get around your car.

Our streets are narrow so if you or your guest are parking on the street, please make sure cars are parked close to the curb.

Remember to look at your home with a critical eye every now and then. That chunk of missing stucco on your front wall? Your garage door could use a good wash? Clean it or fix it before your Board sends you a letter. (Also a good way to save the money it costs the HOA to send you a letter)

If you are out walking in the neighborhood, and you spot a sprinkler that has popped off or if leaking, please let us know. Keeping our water bills down is good for us all!

Our community of 150 homes rests on almost 20 acres of land that was landscaped when these homes were built in 1987. There wasn't much thought about drought or the escalating costs of water and landscape maintenance. Trees and shrubs were planted that were probably readily available then and some are obviously too large for our front yards and rear slopes and not water efficient. We also have an incredibly large amount of grass to water. The Board takes seriously our commitment to keeping our neighborhood looking its best while keeping our expenses as low as possible. It is an ongoing struggle. Please know that we are continuing to look at cost-cutting measures during times of high inflation and soaring costs.

Finally, my first message wouldn't be complete without acknowledging and thanking Ron Filson for taking on this job for over a decade. While he has passed the baton on this, he will continue to chair our most labor-intensive job – landscaping. So, a hearty and continuing round of applause to Ron!

Board Update

Please welcome Seema Varma as our new Patio II Board member. She will take on the role of Treasurer. We are excited to have her share her ideas and insight with us.

Landscape

Ron Filson

As July, August, and September approach, Rancho Bernardo heats up. Our landscapers will take on the hotter months with irrigation in mind, thus keeping our pristine neighborhood healthy.

They will be concerned about timely conservation of our water usage. It may take splitting smaller amount of irrigation time on our regular days (MWF). On occasion, weekend watering may be necessary when experiencing 95-100+ temperatures. Due to expected heatwaves, we may experience temporary dry spots in some areas. Always be on the lookout for wasted water. For non-urgent concerns, first call Vitale's office at 619-938-2435 and then as a secondary alternative for emergencies only, please call 619-922-9796.

Our front yard tree trimming for 2025 is complete. Our Arborist visits in September to inspect our slope trees. Unfortunately, our trees are beginning to drop excess foliage, berries, pine needles and nut shells. We will try to stay ahead with cleaning sidewalk/driveways along with our Thursday mow day clean up.

Homeowner's mainline water pipes going to the home are continuing to break/leak due to inferior plastic piping put in by the builder in 1985. If you experience a break in the common area, call Vitale immediately. Our landscapers will excavate the leaking area to determine responsibility. See Plumber repair forms at eastviewrb.com, Associations, Patio II

Lastly, reminder that our landscape request forms are on our website as well. Forms are also available at the community center office.

Secretary's Report

Kathy Hebert

Last month, the Board continued our regular practice of home inspections. We check for damaged stucco, paint in need of a touch-up, and other repairs that we can detect from the street. For example, given our warm climate, a lot of homes need repair to window frames or other areas receiving direct sunlight. This year, our inspection included houses on Tretagnier Circle, Bellechase Circle, and Versailles Ct.

Elite Management has sent out notices to homeowners needing some repairs. We are asking that all work be complete by September 15th. If you have received a notice but are unable to complete the work in the time allowed, please let us know and we can extend the deadline. You can communicate with us through Chris Hodge at Elite Management, who will forward to the Board.

A special appreciation and recognition for the homeowners whose homes were immaculate. If you haven't received a letter from Elite, we thank you for your diligence in keeping our neighborhood beautiful. Given our climate and the busy lives so many of us live, we recognize it takes ongoing effort.

Financial Report

Seema Varma

Thank you to everyone who has promptly paid their monthly dues. As a reminder, monthly dues are currently $315 and considered delinquent if not paid by the 10th of the month. If you haven't set up your dues to be auto debited, please consider doing so. You can reach out to Elite Management at 858-485-0881 for instructions on how to get set up. This helps save time and funds for you and the management team.

This summer is proving to be quite dry, which is reflected in our water bill. As we get closer to the end of the year, we are closely monitoring the water bills and will complete a true up prior to completing the FY 2026 budget.

Welcoming/Social

Malcolm Allan

The responsibilities for welcoming/social are still in the planning stage. Patio II has a couple of new homeowners each month plus there's a slow turnover of renters. I am working on getting new residents a small gift basket including a booklet list of things to do in our neighborhood, nearby shops, names of neighbors, etc. As far as "social" responsibilities, the goal is to improve our sense of community and good neighborliness, so all suggestions are appreciated. You can email me at EastviewPatioHomesII@gmail.com

Hardscape

We will be having a few small concrete repairs on some driveways and sidewalks done so watch out for the orange cones put out to protect the drying concrete.

Malcolm is finishing up 3 projects as he moves to welcoming/social director. They include: repairing and painting the metal sprinkler boxes scattered throughout Patio II. The boxes have varying amounts of rust that need to be scraped prior to being repainted. Rust has caused a few of the boxes to develop large enough holes that they have become slightly unstable. The 2nd project is to re-stucco two small pony walls. These are small, low walls that typically jut out towards the street from the homeowner walls. The walls were noted during our recent inspection of homes on Bellechase Circle, Tretagnier Circle, and Versailles Court. The final project is to look at the grey/green cylinders that provide tv, internet, and wire phone service throughout Patio II. The shorter cylinders are owned by Spectrum and are active. They are all in good condition and if you have a problem with you tv or internet service, Spectrum is usually very responsive. The taller cylinders are owned by AT&T but are no longer active as AT&T service to homes is via cell towers rather than buried coax cable. In the last few years, some of these cylinders have become unstable and having developed various degrees of tilt, become eyesores. The plan is to get AT&T to stand the tiled cylinders upright as, although they have no current function, it is unlikely that they will agree to remove them.

Thanks for reading. Have a great summer everyone!