

Eastview Patio Homes II

Fall 2026 Newsletter

Landscape News

We hope the brutal heat of the summer is behind us and we will start to see the beautiful fall weather we all love so much. This year's financial struggles, coupled with a hot and dry spring and summer, really stressed our 20 acres of landscaping and greenery. We realize our front yards, slopes and open spaces need some extra tender loving care and we hope to have our outdoor common areas flourishing again soon.

Your Board realizes our struggles and we want to address some issues and how we hope to move forward. As your Board is made up of five community homeowners, we would love to hear your suggestions and comments too. We want to stress we will get more done as a team coming up with workable ideas together. The best way to reach us is to email us at Eastviewpatiohomesii@gmail.com There is a lot to go thru so let's get started:

Trees and tree trimming: The number one request/complaint we receive from homeowners is about overgrown front yard trees and the pine trees close to our homes. In an effort to keep our costs down, the Board had moved from a once every three year trimming to an as need basis but now we have a large amount of trees that need attention. We will be asking our tree company to map all our trees and hopefully in 2027, we will get back to a

regular cycle. We will be trimming as many pine trees and a few desperately needed front yard trees this fall. Each fall we have the arborist out to have him give us his expert opinion on the health of our large amount of trees. We should be out walking the neighborhood in the next few weeks.

Grass: For the first year in a long time, we did not overseed in the fall of 2025 as we knew we couldn't afford to pay for the increased water overseeding requires. That coupled with reduced watering times has shown in many brown and dead areas. Our grass is also made up of many different kinds of seed with weeds being in the majority in some yards. We are hoping to bring our grass back with a less grass but better grass approach. The landscapers have been telling us for years that the narrow strips located on the corners, Escala, the entrance at Devereux and on each side of Devereux Park are hard to irrigate and we lose a lot of water doing so where we could easily put drought tolerant ground covers in. The city may offer some significant \$\$ to reduce our grass and our landscape company is closely monitoring this and we will step on it if and as soon as some money becomes available. We are not looking to remove any grass in homeowner's front yards, just extra areas around our neighborhood. We have purchased small colored flags to place around grass areas we would like to eliminate. Stay tuned! We are also hoping the super El Nino is real and that we will be overseeding again in late fall. We want our grass to be back to beautiful for 2027 and beyond.

Zone Zero: As far as we know, this is still happening. 134 of our 150 homes currently fall in the very high risk category and our HOA will have to adhere to the rules the city is finalizing. We will have someone from the city out to go through our neighborhood before we start any changes. Currently, the city guidelines are vegetation removal by January 2028. Another stay tuned!

Sprinklers and irrigation lines: Our irrigation system is aging and very apparent with several main line, valve and sprinkler head failures a month. The landscapers work to repair and replace these as fast as they can but if you notice or see anything, please do reach out to us and let us know. Sometimes, homeowner eyes are what tips off the landscapers. We also are having a too high water pressure issue that is stressing the weakest points causing breaks. We may be looking at installing some new pressure regulators to ease the issue. Unfortunately, these regulators are not cheap but we may need proceed.

Landscape request forms are available on the website and should be sent to Eastviewpatiohomesii@gmail.com. Vitale's emergency number is 619-938-2435, after hours call 619-992-9796.

Here's hoping for a cool and wet fall!

Financial News

Thank you to all homeowners who promptly paid the \$237 special assessment we were all given this summer. The \$35,550 the assessment raised will pay a large portion of the \$52,000 the association had to borrow from reserves at the end of 2025 to

pay our final water bill of 2025. The good/great news is that cutting back on watering and tree maintenance for 2026 in addition to the assessment will allow us to repay (barring anything unexpected for the rest of the year) everything we had to borrow.

As we await the city announcing the water rates for 2027 (expected to be announced in early October) and then finalizing our 2027 budget, we are looking to get back on track to a balanced budget for 2027 and beyond. We want to make sure our budgets going forward provide enough money to cover the continuing inflation on landscaping, tree trimming, and water costs.

The 2027 budget and updated reserve study, along with a letter from Elite Management, will be mailed to all homeowners by mid November. This is where any monthly HOA fee increase will be stated and explained so please look for that mailing. As always, email us if you have any questions. We will also try and send an additional email explaining any rate increase so please make sure we have your email address.

[Hardscape](#)

Homeowners make a difference

We had a homeowner attend a board meeting a couple of months ago to vent her frustration at the current board policy regarding mailboxes. The lock on her mailbox broke and tried to get help in getting it replaced but was told our policy was for the homeowner to go buy a new lock and have it installed. She

bought several locks and none fit and finally enlisted the help of her mail carrier and he got her a new lock and installed it. It took longer than it should have and she was without access to her mailbox during that time. After hearing her story, Patio II now has implemented the following mailbox policy:

Mailbox lock policy

Eastview Patio Homes II owns and is responsible for maintaining the community's cluster mailboxes. The Board recognizes that locks may occasionally fail due to normal wear and tear.

The Board finds it to be in the best interest of the community to maintain a small inventory of compatible replacement locks in order to provide a more efficient, consistent and homeowner friendly process.

If a homeowner experiences a mailbox lock failure due to normal wear and tear, please contact us at

eastviewpatiohomesii@gmail.com The board will provide one compatible replacement lock to the homeowner at no charge.

The homeowner may either install the replacement lock themselves or ask their mail carrier to install the lock for them.

Inspections

2026 inspections were done this year in early May. Rosedown, Devereux, and Parlange were this year's recipients. Seventeen letters were sent out and we are down to three homeowners still needing to complete their repairs. 2027 will be inspections for

Tatia, Belle Helene, Colonnades, Chretien, Voisin, and Corte Tezcuco. Always a good idea to take a look around your home and get a jump on any overdue maintenance so we don't have to send you a letter!

[Social and Welcoming](#)

Our monthly homeowner meeting is on the second Thursday of each month, beginning at 4:00 pm and lasting about an hour. During the meeting, the board members discuss a variety of issues in order to keep our Patio II running smoothly. However, it is rare to have a homeowner attend. You can, of course, read the meeting minutes via our website at <https://eastviewrb.com/patio-ii> but please consider attending now and then – especially if you have a concern or just wonder how the HOA operates. We would love to meet you and to hear from you.

[Our monthly reminder](#)

Our homes are close together and our streets are narrow. Please remember the speed limit is 25 mph and not to ever park blocking sidewalk access (Several homeowners or their guests have been ticketed). The best remedy for our narrow and crowded streets is to park your cars in your garage first and then any left on your driveway.

[In the know](#)

The whole of Eastview has high water pressure and so most houses have a pressure regulator installed inside the garage to reduce the municipal water pressure of up to 150 psi down to around 50-60 psi for water being used by the plumbing system in the house and yards. You will probably know when your

pressure regulator fails as you may get water hammer (a loud banging sound) in the plumbing lines, damage to the PVC pipe used to water the yard or damage to appliances and fixtures.

Pressure regulators typically last 10-15 years but it is worth checking the pressure every few months with a pressure gauge costing \$10-20.

Welcome to our new Board members

Kathy Hebert had stepped down from the Board last month leaving another opening for us to fill. We will truly miss her dedication, kindness and compassion! We feel very lucky to announce we are back to a full board with two new members. Beverly Johnsen and Richard Riedel have both agreed to join our team. Beverly moved here several years ago from Ohio. Richard just moved to Eastview last year. We are excited to have new ideas and perspectives. Welcome to them both!

Enjoy your fall and do reach out with any questions or comments.

Your Eastview Patio II Board

Karin Pfeiffer

Malcolm Allan

Seema Varma

Bev Johnsen

Richard Riedel