



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

JANUARY 2025

PRESIDENT'S MESSAGE

HAPPY NEW YEAR!

2025 will be an ambitious year with the hiring of a new landscape company, Vitale Landscape, Inc., who began Jan. 2. They look to be an excellent investment for the association. Green-Tech was sold to another corporation at a significant increase to our yearly contract. We had to adjust to increasing costs for the new landscaper and water increases. So unfortunately, we needed to raise the monthly dues after 6 years of no increases. Please adjust your banks for those paying automatic withdrawal. Remember, dues must be received by the 15th of each month.

The board continues to encourage residents to park their vehicles in the safety of their garages by enforcing our CC&Rs to MAKE ROOM for two vehicles. Your Board is committed to keeping our pristine neighborhood clear of cluttered autos in the drives and streets. We want Eastview Patio II to be a desirable place to live in Rancho Bernardo. Finally, we would like to extend our best wishes for a happy, healthy, prosperous New Year to all our residents.

LANDSCAPE

As mentioned before, we have new landscapers, identified by their royal blue work shirts. Please refer to Landscape Requests (eastviewrb.com) or emergency number, **(619-922-9796)** for your inquiries. Please, do not intervene with their work duties.

Our new winter rye turf is growing nicely and general trimming/cleanup of shrubs is the task at hand. We will be trimming a select number of front yard trees, for width reduction and shaping, this spring.

Water, especially with the county's little rain, will be monitored closely. Increased rates and weekly irrigation consume most of the budgeted allotment. Please help by keeping an eye out for broken sprinklers or unusual waste. Thank you!

BOARD ELECTIONS

We have two openings for Board positions this spring. Present members can reapply for candidacy. We are specifically in need of a homeowner with financial expertise. Our budget is very important and that specific talent would be welcome. Please apply by FEB. 9. Send your letter of intent and a brief bio to chris@elitemanagement.com or mail:

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2025 FINANCIAL NEWS

Patio Homes II ended with a reserve account fully funded with a healthy balance of \$143,630.

2024 also saw increased water and landscaping costs. This brought our ending cash on hand down to \$21,856. Due to the unfortunate and continuing rising costs of these two items, our monthly dues have increased to \$315. Thank you to all the homeowners who have adjusted their payments! If you have not yet done so, please make sure you are caught up with any missed January increase with your February payment.

As we look ahead to 2025, we have increased our anticipated revenue to \$573,000 to offset the above costs. Let's all hope we can get some rain in the next couple months, so we can cut down on our watering during the usually wetter winter season and help stay within our budgeted forecast!

HARDSCAPE

FEMA Floodplain:

You may have received a letter in the mail from the San Diego Stormwater Dept. stating that you, "Live in a floodplain as identified by FEMA". According to the map provided only two small parts of the common area boundaries near northeast Rosedown and Colonnades could be affected. Our homes are significantly above the floodplain which runs along the valley floor.

Water line leaks and insurance:

Mainline water leaks from your water meter on the street and to your home is a current problem in Patio II. 35+ years of water service has caused leaks in the old, inferior plastic mainlines. These lines are the responsibility of the homeowner for repair. If the water leaks in the common area, turn off your meter at the meter box. If that ceases the leak on the HOA property, it needs to be examined by the landscapers. Notify the HOA emergency landscape number or the clubhouse. Excavation of the site will be done by our landscapers prior to ANY repair. Don't call a plumber at this time. Once determined the cause of the leak, a plumber or your HOA will be responsible for repairs.

You may also have received a letter from a private insurance service (SLWA) to provide coverage for such leaks. This information is private and not associated with the HOA.

HOME INSPECTIONS

In order to keep our neighborhood looking its best, our HOA Board conducts a walk-thru every year. We're wrapping up this year's inspections of Belle Helene, Tatia Ct., Chretien, Colonnades, Corte Tezcuco, and Voisin. We appreciate everyone who keeps their house in top condition. When homeowners disregard a request for paint touch-up, cleaning, or whatever might be required, they are called for a hearing before the Board to make matters right. While it is a last resort, homeowners can be fined if they fail to maintain the upkeep of their house.

Working together, we can keep our Patio II community a place we are proud to call home.

In case you are wondering, we will be taking a walk-thru on Bellechase, Tretagnier, and Versailles in the spring. If you plan to repair a gate or touch up paint on some trim, you might want to get a head start.

WELCOME NEW HOMEOWNERS

Snehal Sanjeev Sonvane & Shayank Kary - 17730 Bellechase Circle

CONGRATULATIONS ROSEDOWN!

Finally, our Rosedown neighbors have had their street repaved after all these years.
What a nice New Year's gift. Enjoy!