PATIO II NEWSLETTER
APRIL 2025

President's Message:

Spring has finally arrived. Our recent rains have helped in nourishing our property, cleaning trees, and helping reduce our water bills. Our lawns are green, shrubs are beginning to bloom, and more importantly we get an overview of our new landscape crews at work. I have had favorable reviews from our homeowners and trust their hard work will continue.

Ballots have gone out and we have only one returning Board member to re-elect. Please take the time to **vote** and send in your prepaid ballot. We need at least 76 returned ballots to complete the election. Our results will be announced at the Annual Meeting, **MAY 6 at 4:45** in the clubhouse. We will start the year with four Board members, so we will actively look for a fifth. We are looking for a possible homeowner with a financial background.

We are all looking forward to 2025 and continuing the progress we've seen in keeping our Patio II a premier area of Eastview and Rancho Bernardo.

Ron Filson
President

Landscape Report

Ron Filson

Over the next couple of months, you will see our landscapers working on cleaning up the slopes and doing general trimming of our common areas. If you have any special landscape requests, please fill out a landscape request form from the clubhouse or online, (eastviewrb.com).

The Board walked the neighborhood on April 9 to select another round of front yard trees, approximately 30, to have width reduction and shaping. This will complement last year's trimming, of which 33 trees were trimmed. This will **not** be aggressive lacing or topping. Our arborist will make his annual visit in September to inspect our slope trees.

Our 2nd lawn pre-emergent application will be in May. The exact date will be posted to the mailboxes.

If you have an emergency common area problem or irrigation failure, please call Vitale Landscape at **619-992-9796** or Myrna at the clubhouse.

Hardscape Report

Currently, we have contracted a painter to restore rusted portions of our utility boxes. He will also patch/stucco holes in some of the common area walls throughout the neighborhood.

Our June inspection walk-thru on Bellechase, Versailles, and Tretagnier may yield future hardscape issues. As always, a Hardscape Request form can be found on the website: eastviewrb.com. Your observations are always welcome.

Home Improvement Projects:
Architectural Review Committee Requirements

As our homes and yards mature, there is often a need or desire to upgrade or repair them with any number of projects. Please remember before making **any** exterior improvements to your home, to fill out and submit an ARC form. These are available online at eastviewrb.com or at the clubhouse.
Failure to do so can result in fines. ARC meets at the Community Center, the second Tuesday of each month, at 4pm.

Financial Report
Spring 2025

Karin Pfeiffer

Thank you to all the homeowners who promptly adjusted their HOA payments to reflect our current monthly fee of $315. If you are one of the few who have not done this yet, please make sure to get it done now to avoid any extra late fees and phone calls from me!

The beginning of the year started off with no rain to be seen and our first round of water bills reflected our lack of rainwater. The past two months have been much wetter early spring so we are hoping our next round of bills helps us even out our spending on water. As always, if you see any excessive water or a broken sprinkler, please call our landscape company, Vitale Landscape at 619-938-2435 and let them know.

Our projected revenue from your HOA fees for 2025 is $573,220. Water and landscaping costs make up the bulk of our budget at $540,000. We are always looking at how and where we can save on these items as we know how important it is to spend your money wisely.

Enjoy this fabulous weather and have a great spring!

Home Inspections (2025)

Secretary's Report
Kathy Hebert

As your Board, we work to keep our neighborhood looking beautiful. To accomplish this goal, we schedule a walk through our neighborhood every year, checking that our homes are properly maintained. Later this spring (June), we'll be walking through Bellechase, Tretagnier, and Versailles.

Last month, we received an excellent question about the scope of our inspections. In view of that question, I thought some clarification would be helpful. The Board usually schedules the walk-through of our neighborhood in the morning on a weekday. We do not need or expect homeowners to be home, although if we have a question, we may knock on a resident's door for a quick chat. The Board inspects the areas we can see from the sidewalk or driveway. We do not enter a homeowner's yard or request entry into people's homes. Our goal is to maintain our neighborhood's appearance. Lastly, we make sure that the back walls (where present) are well maintained/painted.

We also use this opportunity to ensure that Patio II HOA common area property (walls, irrigation boxes, etc.) is properly maintained. Our inspection form can be found on our community website: eastviewrb.com

Notice: Homeowner's leasing units

This is an important message to owners who lease their units. There are specific CC&R rules that must be understood and adhered to by both the owner and the tenant. As the owner, **YOU** are responsible for your tenant's compliance to the CC&R rules that we share as an Association. All members of the Patio II Homes Association depend on non-owning residents (tenants) to follow the same rules each of us has had to sign on and follow.

It's important to review Section 5.20, especially 5.20.5 thru 5.20.10 before leasing your unit. The Association depends on your understanding and the tenants for a healthy community relationship.

Your HOA Board

Welcome New Homeowners

Ramesh Paladugu & Aravinda Godavarthy - 17764 Bellechase Cir.
Kris & Rawa Velasquez - 18117 Chretien Ct.
Vikram & Ekta Arneja - 17716 Rosedown Pl.

Wishing you an excellent Spring & Summer