



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

## NEWSLETTER

FALL 2025

### PRESIDENT'S MESSAGE

Karin Pfeiffer

Fall is staring out just as it should - with milder days and cooler nights. We actually got close to a half inch of rain in October. We have a lot to cover in this newsletter, so let's start with some friendly reminders.

As we move closer to the holidays and we get in the spirit of whatever we are celebrating and start decorating our outdoor areas, please remember the gardeners mow the front lawns on Thursdays, so make sure any decorations you put out don't impede their ability to access the yards. And come the first days of January, let's get them all put away until next year.

Thank you to all of you who have emailed us to sign up for email contact. If you haven't signed up yet, keep reading with instructions on how to get included! I have received a few pet peeves from you regarding some behaviors, so thought I would pass a couple along in an effort of remembering to be neighborly and treat others the way you want to be treated (do they still call that the golden rule or am I just dating myself?).

I had mentioned in the summer newsletter about not blocking the sidewalks when you park on the short driveways. If you see someone who is continuing to do that, please contact your Board before calling the city and we will kindly ask them to keep the sidewalk clear. Three homeowners on one street weren't so lucky as they found an \$85 ticket from the city on their windshields one morning. Best solution is obviously to keep your cars in your garage, but sometimes, temporarily, you need to park outside.

Also, remember that not everyone is an enthusiastic animal lover, so let's be neighborly and not walk your dog up a neighbor's driveway and close to their front gate to have your dog do their business. We happen to be lucky that most of our streets only have houses on one side or are within a close distance of getting to one of those areas.

Now on to the tough part of this newsletter. We have just finalized our 2026 budget for our community. Escalating landscaping fees and skyrocketing water rates have wreaked havoc on our past stable and unchanging HOA fees.

When we did the 2025 budget, we assumed there would be moderate increase in water rates and landscaping fees and budgeted accordingly. So, to the best of our ability, we raised the HOA fees \$40 per month to offset what we were expecting. As of October 15, 2025, our year-to-date water costs were \$209,000.00 which is still short a couple of the 14-water station bills we receive and this does not include the bill to be paid in December. We are projecting our total water bills for 2025 will be about \$260,000.00. The July water rate increase was missed in our forecasting and our total budgeted cost for water this year through December 31 is \$195,000.00. This is all due to water rate increases as our usage had stayed constant. I am sure many of you have seen the news reports regarding the city water rates for 2026 through 2029. The city has confirmed 2026 water rates will increase by 14.7% and another 14.5% in January of 2027 for a cumulative rate hike of 31.3% over two years. Landscaping costs, outside tree maintenance, service repairs and insurance costs are all going up.

As we hammered out next year's budget, it was abundantly obvious that our HOA fees will need to increase again in January. We have looked hard at areas where we can save and are trying to implement reduced watering and as many money saving steps as we can find. The Board wants every homeowner to understand our financial issues. We are doing our best to find the right balance between keeping our neighborhood beautiful and the escalating costs. The 2026 Eastview Patio Homes II budget is included with this newsletter and I urge you to review it and understand the costs we are experiencing. We are happy to have any homeowner attend a board meeting and we will do our best to answer any questions you have. We meet at the clubhouse on the 2<sup>nd</sup> Thursday of each month at 4pm. Your new monthly fees starting on January 1, 2026, will be \$375.

The dues increase will handle the short term need THIS YEAR, but we will need to start conversations about how we maintain our neighborhood while decreasing our water usage. Stay tuned for updates about long term planning and about how we will value input and help from all of you.

We are hoping in 2026 to have this newsletter go digital, so please sign up! (Another way to save money on printing and postage!). Just send an email to [eastviewpatiohomesii@gmail.com](mailto:eastviewpatiohomesii@gmail.com) and let us know your name, address and any email addresses you want included in any electronic information we send.

Have a wonderful rest of the year and hope to see you at a Board meeting or email me with any thoughts or comments!

## **Landscape Report**

Ron Filson

Water is one of our biggest expenses. Last year and this year, we will go over our water budget. Hence, a factor in last year's dues increase. We have trimmed down our usage but water costs continue to increase. The city met at the end of October to discuss even greater rate increases. Because of this, we are NOT over-seeding our entire turf areas of Patio II this year. We will treat damages or bare turf spots that need it in the neighborhood. This way we can maintain a conservative use of our water through the end of the year. We are hoping for more rain, which we usually get, that allows us to turn off the watering periodically during the year. San Diego only received 5+ inches of rain from October to October 2024/2025.

We want to maintain the beauty of our neighborhood and feel our new landscape crew are doing superior work in achieving that. They are currently rotating the maintenance of our 20 acres of property in scheduled segments. Mow day is Thursday, with general tree clean up on Friday. The crew will be off-site enjoying both Thursday/Friday of Thanksgiving week.

Reminder, a filled-out Landscape Request form is the quickest way of getting the crew's attention to a problem. If there is an emergency, especially water waste, call Vitale's office at (619) 938-2435 or (619) 992-9796 after hours.

Our annual visit with Brad Brown, certified arborist, was in September. His observations were positive with our slope trees being healthy and safe. Some large Aleppo Pines along Escala Drive were pointed out to reduce branches extending west over the street. This would reduce the weight and possible failure. We may consider removing one or two trees if costs are effective.

Have an enjoyable Holiday Season as we approach 2026!

## **Social and Welcoming**

Malcom Allan

Eastview is a popular community and many residents, homeowners and renters alike, see no reason to move elsewhere. It's hard to beat San Diego's climate and the year-round sunny weather we get. Great neighborhood schools and low crime rates help as well. The result is that we only have a few new residents per year in our Patio II HOA. We want to welcome the new residents into our neighborhood so that it can continue being a great community and not just a collection of houses.

The Board is informed about new residents from our management company. There has always been a Board Member assigned to welcome new residents. However, we will be expanding and formalizing the welcome that new residents will get. We are planning a variety of things that should help smooth their integration into the neighborhood and help make their new house their new home. Stay tuned as we implement these planned changes.

## **Secretary's Report**

Kathy Hebert

This year's inspections of Bellechase, Tretagnier and Versailles Court are complete. We still have a few homeowners needing to complete repairs. If additional time is needed to complete the required work, please contact us, either through Elite Management or directly by email [eastviewpatiohomesii@gmail.com](mailto:eastviewpatiohomesii@gmail.com). Our goal is to keep our neighborhood looking its best. When we conduct inspections, we do not enter anyone's exclusive use area, but rather look from the street or sidewalk for needed repairs.

Typical repairs include: paint touch ups, repairs or painting needed around windows, chimneys needing cleaning or painting, front gates needing attention and dirty/damages garage doors.

Next year we will be walking Devereaux, Parlange and Rosedown. Why wait? Please take a look around your property and get caught up with those small projects that add up to a great looking neighborhood.

## **Treasurer's Report**

Seema Verma

As mentioned earlier, there will be an increase in dues come January; that being said, this is a great time to remind everyone that auto debit is a good way to manage your account. See below for how to get started or reach out to one of your Board Members or Elite Management and one of us can help you. For those not on auto debit, you will be receiving a new coupon booklet showing the increased amount. Please make sure to get the corrected amount sent starting in January. Late fees add up fast!

As we enter 2026, the entire Board will be reviewing our budget monthly and discussing how we can allocate funds and be more efficient. We are hopeful that digitizing our newsletters and cutting down on the need for paper notices will help us in small but impactful ways.

If you have any thoughts you'd like us to consider regarding efficiencies, (or any topic that would help our community) please join us on the second Tuesday of the month at 4pm at the clubhouse. We welcome audience participation and look forward to getting to know you.

### **Getting Started with Auto Debit of your HOA fees**

Log onto Elite Management at: [www.elitemanagement.com](http://www.elitemanagement.com)

Click on "our communities" and it will bring up a new screen, then type Eastview Patio Homes II and will bring up our page. You will need to either signup or login and then the next page will have a make a payment in the upper left. Click on that and follow the instructions to add a new payment.