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

Newsletter
Spring 2026

President's Message
Karin Pfeiffer

Happy Spring Everyone!

Our Eastview Patio Homes II annual meeting will be held on May 14th at 4:45 pm. All homeowners are welcome to attend. Whether you will attend or not, please make sure to return your completed election ballot either to Myrna at the clubhouse or mailed to Elite Management in time to get to us prior to the meeting. We need at least 76 completed ballots and every year we are knocking on doors to get these returned. Please help us out and return them NOW. Ron Filson is retiring from the Board this year after volunteering many, many years. His knowledge about and dedication to this community was immense and he will be greatly missed! That leaves an opening on the Board. If you are interested in the position, please email me at Eastviewpatiohomesii@gmail.com and let me know.

On a related note, please remember that your Board is made up of volunteers donating their time to this community so even if you are frustrated about something, being kind goes a long way.

Spring is the most popular time to want to start home improvements. Please make sure before making any exterior changes or improvements to submit your request to ARC. Applications are online at eastviewrb.com or at the clubhouse. ARC meets at the clubhouse on the 2nd Tuesday of each month at 4 pm.

I think by now everyone is aware of how escalating water and landscape costs have forced us to raise our HOA fees 2 years in a row. We had to borrow $52,000 from our reserve account at the end of 2025 to pay the final water bill of 2025. The money we borrowed has to be paid back to our reserves to keep us financially healthy so the theme of 2026 is trying to be very financially conservative. We are hoping the City of San Diego will also be more conservative in setting their water rates for 2027 so another rate increase will not be necessary. Stay tuned!

A final thought is that all homeowners in our community should be aware of the rules that are coming for all of us living in very high risk fire areas called zone zero. Please educate yourselves on this topic and we will do our best to keep you updated on any new information we receive. We are attaching a copy of the guidelines just approved by the city of San Diego on April 22, 2026. There is lots to digest there and I think we will plan an informational meeting for all Patio II residents in the fall to discuss as a neighborhood how this will affect our community. We hope you will make the time to attend. Here is the link:
https://www.sandiego.gov/sites/default/files/2026-04/zone-0-guidelines-for-existing-structures.pdf

Landscape
Ron Filson

WATER

2025 was a critical year for water usage; increased City water costs, a hot summer and a lack of rain (5"). Our expenses dictated the recent dues increases along with our landscape irrigation maintenance costs. Luckily, the experts are predicting a super El Nino weather pattern coming in the fall and 2027. In the past, these weather systems provided ample rain so we could turn off our irrigation for days and even months.

Right now, we are gradually monitoring our water to bring back our pristine, beautiful landscape, a key feature for future home buyers and our resident's property value. Luckily, we have had two extremely low water billings this year. Our latest arborist and the City Fire Marshal reports have deemed our property healthy and fire safe.

Unfortunately, The City and Cal Fire have categorized our homes in their "very high-risk fire hazard zone, along with a larger portion of the city. Our City also issued an edict to reduce all combustible plants/materials within 5' of a home's external structure beginning in February 2027 through February 2029.

Along with that, the State of California (AB1572) is requiring all nonfunctional turf to be removed from HOA's starting in 2029. Both above measures are costly and time consuming. Specific details are being determine and are subject to change.

On a lighter note, we will be trimming some designated trees this spring/summer. The landscapers will continue to remove branches touching your home and over walkways/driveways. It is imperative for all homeowners to examine their roof tops for dead tree litter and especially clean out your rain gutters. Dead plant material is a prime factor for fire embers to ignite into a fire.

We will continue to do our duty in keeping our 20 acres of property as healthy and green as possible. Don't forget to complete our landscape request form for concerns that need our attention, especially any extra loss of water, broken sprinklers etc.

Secretary's Report
Kathy Herbert

In order to keep our neighborhood looking beautiful, every year your Board walks through Patio II noting repairs which need to be made to homes. We look from the street only, checking that gates are in good condition, garage doors and walls are clean and well kept, etc.
This year, we walked Rosedown Pl, Devereux Rd, and Parlange Pl. Our neighborhood looks well kept: thank you to the many homeowners who regularly keep up with the needed work our homes require. Notices have been sent out to anyone needing to touch up paint, stucco repair, etc.

If anyone received a notice and has a question, please contact the Board directly at Eastviewpatiohomesii@gmail.com for clarification. If additional time is needed to complete the necessary work, you may request an

extension via the gmail account or even let us know when the work is completed.

We appreciate everyone's efforts in maintaining a beautiful neighborhood. By the way, now is a good time for everyone to take a look at their garage door, gate and walls. Repairs that are caught early help to save money.

Financial Report
Seema Varma

Hope everyone is ready for summer! Financially, we have had some favorable water bills for the first three months of the year which have made a positive impact on our budget for the time being. (Our first two bills were $11,509.83 and $16,190.64 respectively as opposed to the final two bills of 2025 at over $75,000. (Total)

We are heading into the summer with hopes that our landscapers will be conservative with water while maintaining beautification. Our two largest expenditures are landscaping and water bills so the Board is keeping an eye of both items. We encourage anyone to reach out to us if you have an idea on efficiencies. As we continue to track our expenditures, we will continue to monitor assessments including any special assessments that may be coming in the future.

Final Thoughts

Thank you to everyone who is getting this newsletter electronically. We appreciate you all! If you again found this newsletter at your door, please email us at Eastviewpatiohomesii@gmail.com to sign up for email distribution. This is the last courtesy delivery. If you do not have access to email, please call Karin at 858-775-9000 and we will make sure you continue to receive the newsletter.