

# ***SAN ELIJO HILLS II***

## ***Homeowners Association Newsletter WINTER 2025***

### **BOARD OF DIRECTORS**

Ron Tinkham – President/Big Trees  
Brian Coe – Vice President  
Tina Tinkham – Landscape  
Amy Sims-Co-Landscape  
Larry Alessio-Member  
Steve Snow-Irrigation Director  
and Treasurer  
Vicki Smith-Member

### **BOARD MEETINGS**

Board meetings are held on the third Monday of the month.

**Time:** 5:00 p.m.

**Location:** To be announced on the meeting board that's in the median at Santa Helena and Santa Victoria

PLEASE NOTE THAT THE BOARD DOES NOT MEET IN DECEMBER

PROPERTY MANAGER: KYLE MERRITT  
e-mail: [kmerritt@keystonepacific.com](mailto:kmerritt@keystonepacific.com)

Address:  
5050 Avenida Encinas, #160 Carlsbad, CA 92008  
PHONE 760-643-2200 FAX 760-579-4501  
For AFTER HOURS EMERGENCIES, please call 760-643-2200 and the answering service will promptly contact the on-call manager.

HOA WEBSITE:  
[keystonepacific.com](http://keystonepacific.com)  
Sign up for the portal to get documents, newsletters, tree resorts,.....

### **UPCOMING BOARD ELECTIONS**

Watch for you ballots that will be coming out to you soon. It is very important that everyone votes. If we don't get the percentage we need of total homeowners voting we will have to resend the ballots out again, and again until we get the total voter count that the bylaws state are needed. This will be an extra expense to the HOA (Homeowners) every time we have to send out another mailing. Please take 5 minutes to fill out the ballot and send it back in.

Thank you in advance for doing this important task.

### **THE NEW SAN ELIJO HILLS 2 WEBSITE IS UP AND RUNNING**

We are so excited to present our new website dedicated to our San Elijo Hills 2 community. All you have to do is enter [sanelijohills2.org](http://sanelijohills2.org) to see whats going on in our community. By now you should have all received a flyer about this new website and the advantages of just going to our site to get the latest news. It will have all the newsletters updated each quarter, site maps of our community, updated CC&R's and Bylaws, HOA monthly meeting notices, Architectural forms, annual tree reports by our Certified Master Arborist, and much more. This will be constantly updated with new news, and updated maps, HOA forms, etc... Again, just go to [sanelijohills2.org](http://sanelijohills2.org) to see it. If anyone has suggestions to what they would like to see on the new website please contact Kyle at Keystone Pacific.

### **REMINDER TO REPORT IRRIGATION PROBLEMS**

If you see any irrigation problems on your slope, or any slope within our SEH II community

please report it to Kyle at Keystone Pacific, or Brian Coe (858) 344-6115, or at [brianjuliasdad@gmail.com](mailto:brianjuliasdad@gmail.com). These problems can be in an area that looks distressed to you because of lack of water, or of course any leak you might see. Extra runoff of water on the sidewalks, or extreme wetness should be checked immediately. I have to say that all of you have been reporting these issues and you are saving the HOA community a lot of money in water costs, and saving existing plants on our slopes. Please keep up the good work!!!

## **EMAIL LIST SIGNUP**

Please signup your email to start receiving digital neighborhood announcements, important board news, upcoming events, etc.... It's very easy to sign up. There are two ways to do this. The first is simply going to the new website [sanelijohills2.org](http://sanelijohills2.org), going down to the Join Our Email List, and hit the highlighted [info@sanelijohills2.org](mailto:info@sanelijohills2.org), enter your email, your name and your San Elijo Hills Street Address. That's it you're entered. The second way is to go to your email and enter [info@sanelijohills2.org](mailto:info@sanelijohills2.org), enter your name and your San Elijo Hills Street Address and send it. We are hoping everyone will sign up for this so we can keep new news coming to you instantly.

## **LANDSCAPE**

**TINA TINKHAM & AMY SIMS HOA  
LANDSCAPE DIRECTORS**

Happy New Year! Looking back on our Summer landscaping project; Pink Rosea was added to strategic areas of the slopes. Some are flourishing and it isn't even Spring. Other areas are struggling and Martinez Landscape is adjusting water to make sure the plantings are in place and healthy for seasonal growth. I would expect displays of pink throughout the neighborhood this Spring. Amy and I will be conducting our Landscape Drive Arouns the week before the monthly meetings. We have already put together a list of areas that need re-planting.

Please remember that all modifications to your home and property/slope need to be written on

an Application. For an Application please contact our Property Manager, Kyle Merritt at [kmerritt@keystonepacific.com](mailto:kmerritt@keystonepacific.com), or get a printable copy from the new website. Also, if you would like to come to one of our HOA Board Meetings to discuss a concern, etc. please contact Kyle so we know you are coming and your concern can be put onto our Meeting Agenda.

## **TREES**

**RON TINKHAM-PRESIDENT**

The annual EUCALYPTUS TREE REPORT by Ron Matranga/Certified Master Arborist, was received at the end of September. This year was below normal, which is about +/- 36. As noted, in the Fall Newsletter, we added our mid-sized trees to the report. doing this we can save money, versus doing this work piece mill. As you know, this report dictates the work required, to keep the Eucalyptus trees, as safe as possible. Eucalyptus trees require careful thinning, not to exceed about 20% maximum, or the regrowth will be unruly and unsightly. As normal, bids will be requested from several tree trimming companies. Adding the mid-size trees, will require two separate trimming bids. One bid is already in, with more hopefully next week.

This year like last year, we will focus on reducing the height of many of our tallest trees. Tentatively the trimming of the trees will be accomplished around the end of the year, which is the best time, to do this work. The tree report will be on our website for your perusal. Questions you may have, please route them through our property manager.

Thanks Ron

## **UPDATED CC&R'S**

The board is currently working on updating our CC&R'S. We have had two separate meetings and have a draft for our attorneys. We will keep you updated. Our hope is to have the CC&R'S completed by the end of the year 2025.

