

SAN ELIJO HILLS II

Homeowners Association Newsletter Fall 2023

BOARD OF DIRECTORS

Ron Tinkham – President/Big Trees
Larry Alessio – Vice President
Tina Tinkham – Landscape
Amy Sims-Co-Landscape
Brian Coe – Newsletter/Liaison
Steve Snow-Director of Irrigation
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

PROPERTY MANAGER: JENNA JACOBS
e-mail: [jennajacobs @curtismanagement.com](mailto:jennajacobs@curtismanagement.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: curtismanagement.com
at the homepage, click Homeowners, click
Community Website, click San Elijo Hills II from the
drop-down, and click sign in.

CURTIS MANAGEMENT TO BECOME KEYSTONE PACIFIC

Please look forward to an informational letter that will be coming to you to explain the formation of two companies, Curtis Management and Keystone Pacific that will start on October 1st, 2023. The name of the Management company will be Keystone Pacific and will still be based in Carlsbad. This letter will explain the benefits to our San Elijo Hills II community. If you have any questions after reading the letter please contact Keystone Pacific for all your answers.

NEW BOARD MEETINGS TIMES

The Board Meetings will now be on the 3rd Monday of each month going forward. If you would like to attend a Board Meeting please note the 3rd Monday of the Month at 5:00pm. Location will be posted at least 4 days prior to the meeting on the Sandwich Board in the median at Santa Helena and Santa Victoria (South).

BOARD ELECTIONS

The next Board Elections will be held in November 2023. If anyone is interested in running for the board please contact Jenna at Curtis Management. There are 4 members that have completed their 2nd year term and will be up for re-election. These 4 board members and any other homeowner that chooses to run will go on the ballot for all homeowners to vote on in November. There will be information mailed out to all homeowners prior to the vote. Please look for this mailing and vote. It's important to get all homeowners to vote because we need a large percentage of homeowners voting or the ballots have to be sent out again at the expense of all the homeowners.

UPDATE ON THE SANTA HELENA TRAIL

I've been asked by many of you get an update on the City of Solana Beach project called the Santa Helena Neighborhood Trail. The project is approximately a 2.5 million dollar project. I asked Mo Sammak, City Engineer for Solana Beach. Mo told me that the project is under design and that most of the engineering design for the project is completed and their consultant is working on the landscaping of the project. Mo's desire is that the City should hold an official community meeting to receive feed back on the landscaping design once it is completed. Mo went on to say that the project is not funded as of yet. The city does have a number of funded projects in their workplan and due to high volume of work and shortage of staff time, they have temporarily placed the landscaping portion of this project on hold.

If you would like to view the project, search the City of Solana Beach and Santa Helena Neighborhood Trail.

As I hear any new details on the Trail I will get it out to the community.

IRRIGATION

STEVE SNOW DIRECTOR OF IRRIGATION

Brian and I continue to audit our aging system for leaks and other systems needs. We are normally out and about on Monday mornings. Stop and say hello or ask any questions. We look for leaks and malfunctioning sprinklers or valves. Recently we utilized our "smart" water meters to identify three mainline leaks that were costing hundreds of dollars a month. These are now repaired and we should start to accrue some savings. After landscape maintenance, water is our largest expense. Based on all these efforts, our August bill (we get billed every other month) was a little over \$1,000 less than last year. We will need these savings to help offset increases in other landscape areas. Recently, we were able to save additional dollars by shutting off our system for an extended period as tropical storm Hilary passed through. We will turn the system back on in the near future after things dry out. Finally, please continue to report any

irrigation issues to Brian for follow up. Thanks again for helping us!

Please contact Brian Coe at 858-344-6115 (call or text), or email at brianjuliasdad@gmail.com

SOLAR ROOFING DOES NEED BOARD APPROVAL

Yes, if you are planning to put solar on your house, you do need to send in an application to the board. Just fill out your application and send a copy of the diagram your contractor gives you and the board will vote on it at the next meeting. If you are in a time crunch and you need the decision before the next meeting the board can vote on it through email, but it has to be a unanimous decision if we vote on it in this manner. If the board votes on it at the monthly meeting it just needs a majority vote.

LANDSCAPE

TINA TINKHAM & AMY SIMS HOA LANDSCAPE DIRECTORS

As of this August writing, I am wondering where is our Summer? Lots of overcast and balmy temps but no real hot sunny days that bring up memories of popsicles and slip and slides. My begonias are loving it; they have been flourishing with no fear of hot sun to burn their faces and dry them out between waterings. Our HOA slopes feel the same way. The summer has been kind to them and many of the slopes are lush. We can not only thank our coastal haze but the hard selfless work of our two Board Directors, Brian Coe and Steve Snow. This "Dynamic Duo" drive/walk the neighborhood looking for broken sprinklers and timers that are off their cycles. Thank you goes out to Brian and Steve for your many hours of personal time to keep the watering on schedule and of course this is key to handsome slopes, accurate watering.

Speaking of watering the slopes, they got a good soaking on August 20th when Hurricane Hilary burst on the scene in Solana Beach. The ground drank up the rain to give our slopes the

encouragement they needed to face possible hot dry September/Oct. Also, no trees came down during the storm. Thank you Ron Tinkham for keeping the Eucalyptus trees safe by trimming them as required by our great arborist Ron Matranga.

Martinez Landscaping has been doing a lot of much needed clean out behind neighbor's homes. These hidden slopes needed attention; especially as the coyotes become emboldened finding thick brush a perfect place to build a nest and raise their babies. We do want to discourage them from coming into our neighborhood for any reason including raising their young.

Amy and I, along with Mario Martinez schedule a Drive Around the Friday prior to the Monday Meeting day around 12:30. We discuss all aspects of the slopes; what slopes are in need of planting material, selection of groundcover, trouble spots and longterm maintenance plans. Amy has been a big help in spotting areas in need of attention and has been keeping track of all maintenance work orders from irrigation repairs to planting the slopes. Thanks Amy.

TREES

RON TINKHAM HOA PRESIDENT

As we all heard, the first hurricane in 84 years, was on its way and it really got my attention. But like other storms that start below the tip of Baja, intensity dwindles, as they head north and hit land. As this storm approached San Diego, it became a "tropical storm" with fairly high winds and lots of rain. Our Eucalyptus trees weathered this historic storm and much of the success can be placed on our arborist. The HOA followed his recommendations in his annual Eucalyptus Tree Report.

The Eucalyptus Tree Report is due in September, and it will again be performed by Ron Matranga/Certified Master Arborist. As before, this report dictates the work required to keep these grand trees as safe as possible. As normal, the Tree Report will be out in September with the project starting in December. The arborist will review and verify the work, when completed. You can reference the Tree Reports on our website when they are issued. As noted at the top of the Newsletter, any questions or issues, please contact as noted.

Notice the rainfall that poured into the rain guage, in our backyard. Wow 4 inches.



