

SAN ELIJO HILLS II

Homeowners Association Newsletter Spring 2023

BOARD OF DIRECTORS

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

BOARD MEETINGS

Board meetings are held on the Second 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

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.

NEW BOARD MEMBERS

At the January Meeting, the board voted Steve Snow to the board. The San Elijo Hills II board

can have up to 7 members per our bylaws. We are lucky to have Steve Snow volunteer to be on the board. Steve as probably all of you know has already been helping the board to get our irrigation under control with his extensive background in Irrigation. Steve will take over all the irrigation duties in a new role with the board this year. He will work with Mario Martinez from Martinez Landscape and Design who takes care of the maintenance of all of our slopes and Common Areas. Also, Steve is monitoring all the water bills we get from Santa Fe Irrigation. He will be sharing with the community the water and dollar savings he is getting for us in future Newsletters. Welcome Steve!!!

LEANE MARCHESE

Leane Marchese who served as our Treasurer for the last 2 years has sold her home and is unfortunately for us no longer a homeowner in our community. Leane was spectacular in her duties as Treasurer. She was very attentive to all of our receivables and payables. Leane like Jamie Wong before her really found that keeping good reserves was very important for our HOA. Also, she would always ask questions that nobody else thought of, and many times those questions would help us to decide which direction we needed to go as a Board. We will miss Leane, and wish her much happiness. Thanks Leane!!!!

HOA DUES CAN BE PAID THROUGH AUTOPAY

If owners are interested in enrolling in autopay through Curtis Management, please visit www.curtismanagement.com, or contact Jenna Jacobs our property manager to obtain the enrollment form. Dues are deducted on the 10th of each month and there is no enrollment fee or service fee. If the monthly assessment increases per the approved annual budget, this will

automatically be reflected and deducted accordingly.

MARTINEZ LANDSCAPE AND DESIGN

San Elijo Hills II has contracted to work with Martinez Landscape and Design to maintain our slopes and common areas throughout the community. They are led by Mario Martinez. The crew is on our slopes every Tuesday and Thursday from 7:30-3:30 each day. They will cover all areas of our community every 8-10 weeks. Besides maintaining the slopes, they also maintain the Cement Swales that are in our community carrying rainwater to the storm drains, and they keep the sidewalks clean of debris. Please be nice to them as they are part of our community. If you have a chance, give them some water, or a snack from time to time. They really appreciate a smile and a Thank you also. Below is our crew. (from left to right: Samy, Javier Evidal, Valentin, and Mario Martinez)



IRRIGATION

STEVE SNOW DIRECTOR OF IRRIGATION

Last time we reviewed how we determine the water each plant needs and using that information to set irrigation schedules including run times and start times. This time we will discuss how our new control system is conserving water. Our system utilizes a device called “Solar Sync”. These devices are installed alongside each of our controllers and daily monitors temperature and solar radiation. With this information, our controllers are “seasonally adjusted” to reflect a lower or higher water demand as seasons change. For example, in July

(the highest irrigation need) we are watering a full 20 minutes (10 minutes twice a day). As fall arrives, the system automatically ramps down and we might be watering 40% of peak or 8 minutes per day (40% of 20 minutes). In the winter months, we have averaged somewhere between 10%-20% of peak. As an added bonus, the Solar Sync automatically shuts down our system during rainfall. With all of the recent storms, our system has been off close to a month when you add up all the “off days”. Each day we don’t irrigate equates to roughly 9,000 gallons and this led to our most recent water bill being 28% less than the previous bill and 57% less than our peak summer bill. In the end, this was a smart use of your dollars and will allow the new system to pay for itself. As Brian said last time, please feel free to ask any irrigation related questions and continue to keep an eye out for any leaks or watering during the day. Our system is set up to water before sunrise so let us know if you see something. For questions, or if you see something wrong with the irrigation please contact Brian Coe at 858-344-6115 (call or text), or email at brianjulasdad@gmail.com

PROJECT APPROVAL FORMS

Don’t forget to request a Project Approval Form from Jenna at Curtis Management before you begin your project. Projects include a new front yard landscape and hardscape design, new roofs, modifications to the house exterior of the house, driveways, fencing, solar roofs, and exterior paint. Make sure you include paint chip samples that you used to pick your paint and put them with your application. This helps the board to know what the actual color(s) are.

SOLAR 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 has to be a majority vote.

LANDSCAPE

**TINA TINKHAM HOA LANDSCAPE
DIRECTOR**

Rain, rain, and more rain has given our updated Watering System a break this Spring. It is up and running and shuts down as needed when the storms come through. This system shuts down for four days after the rain is gone to allow the ground to dry out before starting the cycle again, saving water.

I have been working with Mario from Martinez Landscape to start planting pockets of flowering groundcover. Santa Helena is the first street enhanced with more of what is already established; batches of Geraniums, purple Lamprumthus, and African Daisies on the corners of Santa Victoria and Santa Alicia. When the ground cover is established it is gorgeous.

During the last wind storm a Eucalyptus tree on the golf course slope of Santa Helena fell down. During the same storm and Acacia tree blew over. We are getting bids for the cleanup. This same slope down closer to Santa Victoria will be bid out for total cleanup. A large job.

This Spring and Summer will be busy for Marinez Landscaping as the lush weeds and wild grasses begin to celebrate their new home on the slopes. As more flowering ground cover is added, the weeds cannot take hold. This is my long term goal; a neighborhood with thick flowering ground cover and only a few weeds.

Regular monthly "Drive Arounds" between Moises, Brian and me produce a list of areas to be addressed within the 4-6 week work cycle. We also note the status of on-going projects.

TREES

RON TINKHAM HOA PRESIDENT

The trimming of (40) Eucalyptus was completed in FEB, per the Eucalyptus Tree Report by Ron Matranga/Certified Master Arborist. This year, like last year, we focused on reducing the height of many of our tallest trees. As before, this report dictates the work required to keep these grand trees as safe as possible. Eucalyptus trees require careful thinning, not to exceed about 20% max, or the regrowth will be unruly and unsightly. To review the work, you can reference the current Tree Reports on our website.

The latest storms that hit our HOA, carried a lot of rain and high winds (Solana Beach had a high wind advisory), and the HOA due diligence has kept these big trees as safe as possible. Unlike some of the smaller trees, none of these received any damage. I updated the Atlas Arborist after the storm. As to the rain, my "froggy rain gauge" has recorded a total rain fall, in my back yard garden from DEC last year to now, of about 13 inches. Not sure how this compares with the weather bureau statistics, but for a Californian that's a lot. As noted at the top of the newsletter, any questions or issues, please contact as noted.
Thanks Ron



