

# ***SAN ELIJO HILLS II***

## ***Homeowners Association Newsletter Fall 2024***

### **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

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 IN NOVEMBER**

It's that time again to get the names of those that would like to serve on the HOA board. If you would like to be in the election for this next years board please submit your name to Kyle Merrit at Keystone Pacific Property Management. His contact information is on this page in the left column. We really need more people to join the board. It's good to have new ideas and thoughts going forward to always try to improve our community.

Also, 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.

### **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 [brianjuliasedad@gmail.com](mailto:brianjuliasedad@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!!!

## NEW ARCHITECTURAL APPLICATION

The board has developed a new Architectural Application form because we had multiple applications over the years. We want to get it to one acceptable form that the boards will hopefully use for years.

The new form is available if you contact Kyle at Keystone Pacific, he can send it out to you. It will also be available on the new website, which will be rolled out very soon.

## NO SIGNS ON THE SLOPES

As we get into the election season we wanted to remind everyone that signs cannot go on the SEH II slopes. Homeowners are free to put signs in their yards and on fences, but not on the slopes. The signs can interrupt the landscape irrigation and make it harder for the landscape crew to work with these signs on the slope. If we remove these signs we try to let the groups putting these out know not to put them on the slopes and we will try our best to return the signs.

## NEW WEBSITE COMING SOON

We are thrilled to announce that a brand-new website is coming soon! This will be your go-to destination for all things San Elijo Hills II. Stay informed about community events, updates, and news by signing up for a digital copy of our newsletter. It's never been easier to stay connected-sign up and receive the latest happenings delivered straight to your inbox. Keep an eye out for more details!

## LANDSCAPE

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

Fall is definitely here in my backyard. Light that is coming from a new seasonal direction burns its hot sun on my fragile impatiens and begonias. The flowers turn their faces away to hide and the leaves begin to curl to preserve their moisture. I feel for their distress each afternoon, but do note that the next morning in the cool beach air they are back full and

beautiful until the afternoon sun makes its way to the other side of the yard and they again face the inevitable heat.

Anticipating Summer/Fall heat our Irrigation Team of Steve Snow and Brian Coe are working with Mario Martinez to keep the water flowing on our neighborhood slopes. Existing slope foliage is growing well. Low water ground cover of Pink Rosea has been planted in areas on Santa Alicia, the corner at Santa Victoria and Santa Helena, corner of San Leon Ct, corners of Santa Alicia and Santa Victoria, and the golf course slope on Santa Helena. This coming Spring should highlight these areas with a carpet of pink.

Not a fun topic, but some dog owners in our neighborhood have not been using their dog's poop bag and walkers are having to spend extra time with one eye on the sidewalk to avoid poop piles. Please pick up after your dog. Thank you so much.

Please remember that all modifications to your home and property/slope need to be written out on an Application. For an Application please contact our Property Manager, Kyle Merritt at [kmerritt@keystonepacific.com](mailto:kmerritt@keystonepacific.com). 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. Enjoy our Fall weather.

## TREES

### **RON TINKHAM-PRESIDENT**

The annual EUCALYPTUS TREE REPORT by Ron Matranga/Certified Master Arborist, is due out at the end of this month. To kick off this project, I always have a meeting with Ron to review our tree status, including any new issues. This year we will be adding our mid-size trees to the report. Doing this and having them bid separately, we can save money, verse doing this work piece mill. As you know, part of 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% max, 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.

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 through our property manager.

Thanks Ron