

# ***SAN ELIJO HILLS II***

## ***Homeowners Association Newsletter Spring 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,.....

### **KYLE MERRITT IS OUR CONTACT AT KEYSTONE PACIFIC**

Some homeowners didn't know that we do have a new contact at Keystone Pacific. Kyle has been our contact for quite a while, but some of you didn't know that so I wanted to put this out for everyone. I will tell all of you that Kyle has been the best property manager we have had. He is very responsive, and has great follow up. If you have any questions or needs Kyle is the one to contact 760-643-2200, or [kmerritt@keystonepacific.com](mailto:kmerritt@keystonepacific.com). Thanks Kyle for taking care of us!!!

### **GUIDE TO REGISTER FOR THE KEYSTONE PACIFIC PORTAL**

We are going to ask all homeowners to register for the Keystone Pacific Portal. When you sign up you will have access to make your quarterly statements, and payment history, plus you will be able to see all the items that the HOA is posting such as meeting agendas, tree reports, work cycles, important updates,.....

Here is the step by step guide to log-in to your account online.

#### **New Users**

1. Go to [KeystoneConnection.net](http://KeystoneConnection.net)
2. Click Sign in at the upper right corner of this window.
3. Click Create Account at the bottom right.
4. Input your property information into the form EXACTLY as it appears on your billing statement. (hint, your account number is on your quarterly statement and must be entered for your registration even though it says it isn't a required field).

5. Once your registration is confirmed, you will receive an email (from [donotreply@cincsystems.net](mailto:donotreply@cincsystems.net)) with a link to set your password for your new login within 24 hours.
6. Check your Junk Mail frequently if you have filters that may prevent this email from reaching your inbox.
7. Access the email and password link to reset your password as soon as possible, as it will expire within 5 days of the date of the email.
8. Once you reset your password, you may log in using your email address and your new password.
9. Enjoy your new features in KeystoneConnection.net homeowners portal!

## LANDSCAPE WORK CYCLE

The HOA is developing a work cycle report that will be updated in the New Keystone Portal for all to view at any time. What this report accomplishes is a week-to-week report that shows where Martinez Landscape is or has been working at any time over a period of months. We have had many questions wondering when the last time the landscape crew was on a homeowners slope, or when is the next time we can expect the landscape crew to be on our slope next. These questions can all be answered at a glance. Martinez Landscape covers all the slopes and common areas in an approximate 13-week cycle. So they should be on your slope at least 4 time per year. We have set out these 13 weeks into 13 zones that encompass the whole community. We track each week the zones that are covered in Martinez Landscape Tuesday and Thursday maintenance. These are put on the report and will be updated monthly. The report will show you the 13 zones in different colors so you know which zone you fall in. When you look at the report the first time you can see what date they last serviced your slope and look out 13 weeks and know that they should be on your slope in that period. This is not an exact science, so they could be on your slope a week early or a week later, but it will give you some idea for the maintenance of your slope. We started this report on October 23, 2023, so we do have a full

cycle recorded. Please register for the Keystone Portal to be able to see these updated reports.

## 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.

## CLEANUP OF HOMEOWNERS YARDS

Please note that any normal maintenance or tree trimming that you or your maintenance people do on your property should not be allowed to be put onto the slope for HOA maintenance people to clean up. If you have some debris that falls onto the slope, please have it cleaned up and put it into your green trash cans for weekly pickup.

## PAST HOA MEMBERS

In the next Newsletter I would like to show all the names of those current homeowners that have served on the San Elijo Hills II board at any time in the past. I think it's important to show everyone these individuals who gave their time to be part of the HOA and have built a strong community. So, if you have served on the board in the past and you still are part of the SEH II community please contact Brian Coe by text 858-344-6115, or email [brianjuliadad@gmail.com](mailto:brianjuliadad@gmail.com). We will have this in the Fall Newsletter. Thank you for serving your community.

## **IRRIGATION**

**STEVE SNOW** DIRECTOR OF IRRIGATION

Hi fellow residents,

Brian and I continue our Monday irrigation inspections to ensure that our landscape is receiving the necessary water. The good news is that we have only watered a few days in the last 30-60 days (and only small amounts) due to the much needed rain we have received. Through January, our fiscal year water usage is down almost 14% vs. last year or nearly 600,000 gallons and YTD our usage is the lowest it has been since 2017. Our peak watering year was in 2018 and we are using about half (52%) of the water this year during the same time period.

We use an on-site weather sensor to determine our daily watering needs and it lets us know the percentage of peak watering we need to deliver. We have started the spring to summer ramp up but are still only watering at 20-30% of peak watering which usually occurs in July and August. Our new irrigation timers also shut down irrigation during rain and many times we add a few days of irrigation delay based on the amount we receive.

As we have said before, we continue to need your feedback if you see leaks or have an area that appears dry. You are our eyes and ears and, if we are available, we will follow up immediately.

Please contact Brian Coe at 858-344-6115 (call or text), or email at [brianjuliadad@gmail.com](mailto:brianjuliadad@gmail.com).

## **LANDSCAPE**

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

As we enter into Spring the slopes start flourishing on their own. The flowers planted last Spring, especially on Santa Helena will provide beauty for us to enjoy. This is helpful because I have not initiated any plantings during this last Winter. Martinez Landscape is fertilizing the existing ground covers which helps to stimulate growth. It should be a very pretty Spring and Early Summer.

Please take a look on or around your yards and see if there is a need for cleanup. Any plants that have died and are in need of removal should be addressed. Debris and overgrown bushes, out of control trees of all kinds, are a fire risk and can be unsightly. Cleaned up yards are helpful to everybody. Note: Home insurance companies are eyeing our homes/yards and have their own list of standards as far as bushes/trees on our properties. Please everybody be pro-active in keeping our properties cleaned up.

You may see Amy and I conducting our Drive Around during the week before the HOA monthly meeting which is the third Monday of the month. A report is compiled and presented at the meeting. Enjoy a beautiful Spring!

## **TREES**

**RON TINKHAM-PRESIDENT**

As noted in the Winter Newsletter the trimming of the Eucalyptus, will be accomplished by the new/low bidder, Cielo Tree Care. This project was scheduled to start January 16, but was delayed due to rain, trees down in another HOA and sickness in the company. Normally we like to complete this project mid-January, prior to the rainy season. The tree trimming didn't start until mid-February. The trimming of 2 of the 17 trees were delayed because of bee hives. Bee Hive Removal turns out to be a big problem, but was resolved at a cost \$1500, with bids as high as \$4,500. Also, during this time period one of the tall Eucalyptus died, and had to be removed at a cost of \$3,800, by the low bidder. This year, the tree trimming project has been a challenge, even at this low number of 17 trees. Our arborist, Ron Matranga will review and verify the work, when completed.

Next year I'm projecting that the number of trees that will need trimming, will return to the normal level of over 30 trees. Again, like this year, we will focus on reducing the height of many of our tallest trees. The next Tree Report will be out in September, and as stated before, this report dictates the work required to keep these grand trees as safe as possible. As noted at the top of the Newsletter, any questions or issues, please contact as noted.

Thanks, Ron Tinkham, HOA President

