

# ***SAN ELIJO HILLS II***

## ***Homeowners Association Newsletter Summer 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.

### **PAST BOARD MEMBERS AND CURRENT BOARD MEMBERS TO BE RECOGNIZED**

Since we are asking for new board members, I think we should recognize those that have served on our board in the past and currently. These are the people who have served that are still reside within our community.

These are in alphabetical order by last name.

Larry Alessio

Brian Coe

Mary Fipp

Beth Fischer

JoAnn Keesee

Karina Lion

Carrie Pickwell

Janeen Rasmussen

Mark Ruh

Amy Sims

Vicki Smith

Steve Snow

Jane Stro

Ron Tinkham

Tina Tinkham

Sandy Whiting

Jamie Wong

Thank you to all who are on this list for adding value to our SEH II community and giving their time to make us better. Hopefully, we will be adding to this list in future years!!

## TREASURERS YEARLY REPORT

This report is from Steve Snow our treasurer. You will also see it in the yearly budget report that you will, or may have already received.

From the Treasurer,

Fiscal year 2023/2024 is winding down and will finish at the end of June 2024. We start a new fiscal year July 1, 2024. We have two primary financial goals - first to manage expenses so that we don't exceed our annual income and second, to build our reserves to a minimum of \$100,000. As you know, having funds in reserves means being able to meet our financial obligations without special assessments. We are on track to hit the \$100,000 mark by the end of next fiscal year and, barring any surprise expenditures, we should build our reserves beyond that amount. We just completed a reserve study and we are in good shape and funded better than 100%.

On the income and expense side your board did a good job of managing expenses. 75% of our expenses went toward landscape planting, tree trimming, landscaping maintenance, and water. We were able to save money on trees as we didn't lose as many as last year due to the storms. We also saved money on our water bill which was down nearly 20% due to fixing a few larger leaks, much needed rain, and savings due to our smart irrigation controllers.

Finally, your dues are supplemented by a county subsidy. This year due partly to the appreciation in our home values, we will receive more in our subsidy than we anticipated. The county refunds money to the association to maintain our common areas. You are taxed on this, and the money comes back to the association monthly. You can see the amount on your property tax bill.

The good news is that, after holding dues last year at \$384 quarterly, we are HOLDING DUES

AGAIN AT \$384 QUARTERLY FOR THE NEXT FISCAL YEAR AS WELL!

We will continue to manage our expenses while maintaining our beautiful landscapes.

Thanks and have a great year.

Steve Snow  
Treasurer

## NEW ARCHITECTURAL APPLICATION

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

An example of the new application is on the last page of this newsletter.

## 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.

## IRRIGATION

**STEVE SNOW DIRECTOR OF IRRIGATION**

Hello fellow residents,

As of this writing, we are heading into summer. Through March, our water usage is down nearly 20% vs. last year due to three things - we fixed some serious leaks in our mainline, above average rainfall, and better overall water management. Brian and I evaluate our system weekly on Mondays and spend at least 2 hours checking sprinklers and making minor adjustments to the watering schedule. This last Monday, we continued our spring check-up. On Santa Helena alone (across from the golf course)

we found and fixed 5-6 sprinkler breaks. We will continue the check ups during the next few weeks. As we have said in the past, we rely on you to report any unusual sprinkler activity. Our watering takes place early in the morning and rarely will you see anything after 7am. If you see watering occurring later in the morning that means we have a problem. Please call or text Brian and we will take a look. You can also phone Keystone our management company.

Overall, our system is currently functioning to expectation but does require constant monitoring. Like any system, things can break due to damage or simple wear and tear. Thanks again for staying in touch and look for us on Mondays!

Steve

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

## **LANDSCAPE**

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

We are still waiting for the sun to provide warmth to the slopes, but that has not stopped the Pink Rosea from showing off its trailing carpet of color here and there in our neighborhood. It is a favorite and because the Pink Rosea grows well, needs little water, and has eye appeal we are planting more on the slopes. You may see patches of the Pink Rosea already installed on the corner of San Leon Ct and around the existing Salvias on the corners of Santa Alicia and Santa Victoria. More areas are on the schedule.

Spring fertilizing has been completed. Of course the weeds like fertilizer too. Martinez Landscape tackles the weeds on a rotation basis. Please be patient as the landscapers attack the weeds on your street on the Regular Maintenance Schedule.

Assorted Jacarandas are in the process of being trimmed by Cielo Tree Service. This is a light reduction of size and shaping. 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 Agenda.

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 relaxing Summer.

## **TREES**

**RON TINKHAM-PRESIDENT**

As noted in the prior Newsletter, the trimming of the Eucalyptus trees was up for bid, and was won by Cielo Tree Care. We had not used this company before, and their work will be reviewed by our Certified Master Arborist Ron Matranga. Our Eucalyptus trees require careful trimming, not to exceed about 20% max, or the regrowth will be unruly and unsightly. Cielo assured us that they knew the proper trimming guidelines. Knowing that our tall trees can only be trimmed by “climbing” was also verified. The tree trimming was to start mid-DEC and end in JAN, which is the best time for trimming and weather conditions. Unfortunately, this project was delayed, by weather and personnel problems, and it wasn’t completed until APR. The trimming was reviewed by our Arborist, he rated it as “good” The delay needs to be avoided, if possible, next year.

The annual Eucalyptus Tree Report will be completed by OCT, as usual, and again performed by our Certified Master Arborist/Ron Matranga. This year, like last year, we will focus 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. Our arborist will review and verify the work when completed. You can reference the Tree Reports on our website. As noted at the top of the Newsletter, any questions or issues, please contact as noted.

Thanks, Ron Tinkham, HOA President



# San Elijo Hills II

FOR OFFICE USE ONLY

Received \_\_\_\_\_ Tracking # \_\_\_\_\_

## PROJECT APPROVAL FORM

c/o KEYSTONE PACIFIC, 5050 Avenida Encinas, Suite 160, Carlsbad, CA 92008

Homeowner (please print) \_\_\_\_\_ Email \_\_\_\_\_ Date \_\_\_\_\_

Address \_\_\_\_\_ Phone # \_\_\_\_\_

PROJECT DESCRIPTION (Attach drawings w/dimensions, sketches, paint chips, intended materials to be used & pictures)

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*I understand that my proposed improvements may require a permit from the City/County Building Department or other government agencies and I will obtain all required permits before commencing any work, receiving City/County Building Department approval does not constitute Association approval. **Project CANNOT commence without Association approval.** I agree I will do no work that will change the existing drainage patterns, and that any changes may result in substantial damage to adjacent properties. I will assume the responsibility for all work under the above-proposed improvement that my contractors or I complete. I will assume responsibility for all future maintenance of this addition or improvement. Homeowner must abide by any/all applicable CC&R restrictions and guidelines.*

\_\_\_\_\_  
Owner's Signature Date

**NEIGHBOR AWARENESS:** *The adjacent and/or affected Homeowners have reviewed the proposed project. We understand that neighbor objections do not in themselves cause denial. The Architectural/Landscape Committee may contact neighbors to consider their objections. The HOA Board may request an objection in writing.*

\_\_\_\_\_  
Neighbor's Signature Address Date Objections (Yes or No)

\_\_\_\_\_  
Neighbor's Signature Address Date Objections (Yes or No)

\_\_\_\_\_  
Neighbor's Signature Address Date Objections (Yes or No)

**FOR OFFICE USE ONLY**

SUBMITTED TO HOA COMMITTEE ON: \_\_\_\_\_ DECISION LETTER SENT ON: \_\_\_\_\_

( ) APPROVED AS PRESENTED ( ) DENIED ( ) APPROVED WITH CONDITIONS

Submit this form to KEYSTONE by mail or to Kyle at [kmerritt@keystone.com](mailto:kmerritt@keystone.com)

Update 4/17/24