

SAN ELIJO HILLS II

Homeowners Association Newsletter Winter 2024

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: KYLE MERRITT

e-mail: 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

Sign up for the portal to get documents, newsletters, tree resorts,.....

OUR COMMUNITY

HOMEOWNERS ASSOCIATION IS NOW OFFICIALLY KEYSTONE PACIFIC

Keystone Pacific and Curtis Management have officially merged and will use the name Keystone Pacific Property Management. The address and phone numbers are all the same. Keystone Pacific Property Management 5050 Avenida Encinas, Suite #160, Carlsbad, CA 92008.

Phone numbers are 760-643-2200, after-hours emergency phone number, please call 760-643-2200 and the answering service will promptly contact the on-call manager.

REMINDER OF THE NEW BOARD MEETING 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 5:00 pm. Location will be posted at least 4 days before the meeting on the Sandwich Board in the median at Santa Helena and Santa Victoria (South).

BOARD ELECTIONS RESULTS

Thanks to all of you who voted, we had 49 homeowners of the 117 total homeowners in the community return their ballots for the November Election of 4 board members.

Those 4 board members were voted in. These 4 members have committed to 2 more years of service on the Board. They are:

Ron Tinkhan

Tina Tinkham

Larry Alessio

Brian Coe

There were also 4 write-in votes for Andrew O'Shaughnessy

The 49 ballots were enough to make the election official. The ByLaws state that we need at least 25% of Homeowners voting to reach a quorum.

COYOTES IN THE NEIGHBORHOOD

The board has been getting a lot of questions about the coyotes this year. I think we have all seen the coyotes on the slopes, on the streets, and they have been out at all times of the day. Steve Snow reached out to the San Diego Humane Society and here is their reply to Steve from an email.

“Hi,

Thank you for contacting the San Diego Humane Society! If the coyote appears visibly sick or injured and it is within our jurisdiction please call our Humane Law Enforcement at 619-299-7012 (option #1) for further assistance. If the coyote has caused damages to your property or has harmed your domestic animal at all, please report this to California Fish and Wildlife. They can take reports online through their Wildlife Incident Reporting system, or by phone through their Regional Office.

If the coyote appears otherwise healthy, has not caused any damages, and is not visibly sick or injured then we would recommend not to intervene.”

The San Diego Humane Society also recommended reading these articles online:

- * Coexisting with Coyotes
- * Keep Me Wild-Coyotes

Some homeowners have offered suggestions when out walking alone or out walking their pet to walk with a walking stick, and maybe carry a whistle or something that may make some noise.

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.

IRRIGATION

STEVE SNOW DIRECTOR OF IRRIGATION

Hi neighbors,

We continue to make progress in terms of managing our water usage. YTD this fiscal year, our usage is down about 15% vs. a year ago. Most of this is due to fixing big leaks, changing to more water-efficient nozzles, and aggressively tackling irrigation problems. Brian and I are out most Monday mornings checking that everything is working properly. For example, we were able to find a defective timer circuit board that was interrupting irrigation on a large slope area. This has since been replaced and regular irrigation has resumed. Most of the big leaks we find are related to our aging mainline. We have 6 sections of mainline—one for each of our 6 water meters. When a mainline leaks, it leaks 24/7. One leak, in particular, was costing us around \$8,000 per year. It costs about \$2,500 to repair, so the payback is pretty short. Anyway, we will have to increase our budget going into fiscal 2024 to set aside some money for leaks going forward. At this point, these are band-aids. Eventually, we will likely need to replace our mainline. We will keep you posted in the newsletter, or you can reach out to Brian anytime with questions. As always, we need your ongoing help to let us know of any irrigation anomalies. If you see leaks, or sprinklers running in the middle of the day, let Brian know and we will get on it. Thanks again and happy new year!

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**

Happy New Year Homeowners: This article will hopefully find that you had a lovely holiday season and we can now look to 2024 with optimism for our San Elijo 2 homes and families, which includes our ever-improving HOA slopes.

I was viewing Santa Helena recently and would say it looks great. It's inspiring to see lush ground cover trimmed neat and tidy. Spring is going to showcase the Lampranthus, Pink Geraniums and African Daisies that were planted in strategic areas in 2022. There should be some beautiful color patches. Other slopes are currently dormant. Dry conditions don't help the need for slope irrigation over and above our HOA water.....we could use some rain. Board members Brian Coe and Steve Snow drive/walk the neighborhood looking for any irrigation problems. Thank you for your time and effort.

We will start to trim many of the Jacaranda trees bringing them down to about 12 feet. They will be thicker and Mario's crew will be able to keep them trimmed on "regular maintenance" rather than paying extra for outside tree trimming companies.

Salvias on the corners of Santa Victoria and Santa Alicia had a stressful beginning as problems with the drip system became apparent to the board. It was remedied and now the plants are coming back and should be beautiful this Spring.

Martinez Landscape has provided our board with a maintenance schedule to allow us to know where their crew is working and what area will be next to receive attention.

You may see Amy and I conducting our Drive Around on the Friday before the HOA monthly meeting. A report is compiled and presented at the meeting which is on the third Monday of each month.

TREES

RON TINKHAM HOA PRESIDENT

As noted in the prior Newsletter, the trimming of the Eucalyptus has become more expensive over the last several years. With this in mind, we requested bids from 3 trimming companies. Our Eucalyptus trees require careful thinning, not to exceed about 20% max, or the regrowth will be unruly and unsightly. The 2 new companies, assured us that they knew the proper trimming guidelines. Also it must be noted, that our tall trees can only be trimmed by "climbing" and this was verified. The bidding was won by Cielo Tree Care/Albert Sanchez. We will carefully monitor his work and advise. The tree trimming will start January 16th and end about January 26th.

The Eucalyptus Tree Report was completed in September 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, please contact as noted.

Thanks, Ron Tinkham, HOA President