



Why Do Our Slopes Look So Poorly? (Second Installment)

By Erwin Willis HOA President

In the last newsletter, I wrote an article detailing the history of our slopes and why they aren't covered with lush green vegetation like most HOA landscapes. As I noted in that article, much of the ice plant that used to cover our slopes died during the drought and the mandatory 25% water reduction. I detailed the HOA's efforts to replant some of the slopes with drought tolerant California native plants and the problems and successes that we had with those efforts.

I ended the article by noting that, based on community feedback, the HOA Board had allocated funds to hire a landscape architect to develop options for our slopes to enhance the beauty of the community, while incorporating drought tolerant, fire resistant, and easy-to-maintain plants. Since the last newsletter, the Board developed a Request for Proposals for these services and sent it to ten landscape architecture firms in San Diego County that specialize in large area landscape projects. Based on the responses, the Board selected and heard presentations from four of those firms. From these presentations, the firms' backgrounds, ideas presented, and the cost of the services, the Board has selected ADL Planning Associates as
(continued on back **Landscape Planning**)

Break-in/Burglary Report

On February 16th, a burglary occurred in the middle of the day at 435 Santa Victoria. The thief entered the house by throwing a brick through a full-length door window then took cash, a passport, ID cards, and electronics. The home did not have a monitored alarm.

If your house has been broken into or burglarized, please report the incident to the HOA board. If you see a suspicious person in the neighborhood, it is a good idea to inform the police.

New Board Members Needed

Our HOA board is made up of volunteer homeowners who serve for one year or more. The board meets once per month for 2-3 hours. In June, we hold an election to choose new board members or re-elect existing members. Filling the board with at least seven members is important, as it precludes the HOA from having to hire an outside management company.

Serving on the board is a rewarding experience. As a board member, you will be able to participate and vote on key issues. If you are interested in serving, please contact the HOA board by email at: info@sanelijohills1.org

New Policy on Non-Visible Fences

The HOA board has recently drafted a set of guidelines that pertain to non-visible fences. These are fences that cannot be seen from the street or from inside your house, typically on slopes that descend downward behind properties. The HOA

Potential New Look for Santa Victoria



(Landscape Planning continued)

the best qualified to design a plan to elevate the beauty of the slopes in our community. Over the next two months, ADL will be doing soil testing, mapping all of the existing vegetation on the HOA slopes, and documenting the existing irrigation system. The current irrigation system has a large amount of metal piping that has deteriorated over the years, and has to be replaced. Additionally, the existing sprinkler heads and controllers are not nearly as efficient as those available today. Once this information is gathered, ADL will start developing design options for replanting the slopes and upgrading the irrigation system to contain modern efficient and reliable components. These options will be presented to the HOA Board and Slopes Committee to narrow the choices. Then the final selections will be presented at a community meeting, which will likely be in June. With the community's input, we will make a final decision and we can hopefully move forward with implementing the design that will heighten the beauty of our slopes while reducing our water consumption and maintenance costs.

(Non-Visible Fences continued)

has received requests to construct fences on these types of slopes. Their approval requires a variance to the PCR's which otherwise prohibit fences on rear slopes. The fences are intended to act as a barrier for animals such as coyotes. In considering the current requests, variance guidelines have been drafted which will be posted on our HOA web site.

Even with these guidelines, non-visible fences still require HOA approval.

HOA Fees for the 2017 Year

The homeowner's association fee will be increased by 7% for this upcoming year. As you know, these fees go toward paying for slope maintenance, including replanting and mulching, water costs, electricity, bookkeeping/secretarial, insurance, irrigation repair, tree trimming, tree replanting, and legal fees.

- PLEASE READ -

Get Approval from the HOA Before Making Changes To Your Property

Homeowners who wish to make changes to their property are required by the PC&R's to get approval from the HOA. Simple matters like interior painting and repairs do not need approval. However, if you intend to: build, change windows, add a second story, change landscaping, change exterior colors, or remove or change visual barriers between yourself and your neighbors, **please get approval from the HOA**. The process is simple and usually fast.

Even if you have obtained a permit to build or renovate from the City, the HOA board still needs to approve your plans. You also need to inform your neighbors of your plan.

Easements Between Neighbor's

Make sure that you abide by the easements that exist between you and your neighbor's property lines.

Save yourself a lot of problems and possible fines. Get HOA approval and ask questions before building. Fillable PDF Architectural Proposal forms are downloadable from our website: <http://sanelijohills1.org>

For all other issues, please contact the HOA board at info@sanelijohills1.org. Your issue will be forwarded to the appropriate members of the board. Please refrain from contacting individual board members.

Our website is: <http://sanelijohills1.org>. Many important details about the HOA are on this site. Alternatively, attend the HOA board meeting which is held on the fourth Wednesday of each month and announced by signs placed near the entry monuments.