



***A MESSAGE from your new
HOA Board President***

On June 27, 2018, the members of the San Elijo Home Owners Association elected a board of directors and on July 25th, the new board appointed its officers and started its work to serve this community.

Ken Ayers, President
Paul Basore, Vice President
Chris Costello, Treasurer
Bobbi Bissierier, Secretary
Mike Dunn, Board Member
Jim Llovera, Board Member
Tristan Fleming, Board Member

I look forward to working with the new board and everyone in the community to improve our slopes, update our covenants and continue to make our community the best kept secret in north county.

Ken Ayers, President

***UPDATE on SLOPES
from the Slopes Committee***

This past spring our HOA Board directed the slope committee to begin work on improving the function and appearance on two major slope areas. We started at the two entrances of our development - the west entrance at Santa Victoria (including the connected slopes leading under the high wires) and the eastern, San Mario entrance (including the Highland slope). Because the irrigation system required updating and repair, we started by changing out old, failing irrigation lines, adding additional lines and replacing sprinklers, valves and timers. The updated irrigation system is now configured to support the ongoing planting of native and drought tolerant plants. On Santa Victoria we

removed old palm trees that were beginning to encroach on the monument sign and replaced them with Multi-Trunk Rhus Lanceas and added more Multi-trunk Melaleucas to coordinate with the trees that were already there. On San Mario/Highland we planted a Multi-trunk Tipuana and Agavas and plan to finish the Highland slope with additional drought-tolerant plants once the weather cools this fall. Just to let you know, we did transplant the viable Rosea ice plant and shrubs from these areas to other slopes in need. As a plus, the Agavas planted at the San Mario entrance and Highland slope were all donated, saving our Association thousands of dollars.

We must thank Ken Alperstein with Pinnacle Design, for his guidance on plant selection and placement. Our landscaper, Mario Martinez, and his men have worked hard to give these slopes a strong presentation and they will continue to finish the San Mario/Highland areas this fall. Once this project is complete, we will visit and plan for the next slopes in need of improvement. Finally, we want to thank Irwin Willis for securing new electrical boxes and for all of his work on our monument lighting. Your slope committee, Ken Ayers, Phil Klein, Sandy Punch and Peter Pawlowski, along with the support of our resident experts, Donna Mancuso, Al, Benner and John Frank are working hard to keep our development beautiful!

SLOPE ASSESSMENT INCREASE

The prior HOA board voted on May 23, 2018 to increase the biannual slope assessment by 7%. You will note this increase reflected in the next bill which should be arriving in mailboxes shortly.



FINANCIAL UPDATE

Chris Costello, Treasurer San Elijo Hills HOA

First off, many thanks to Bill MacConnell for serving as Treasurer for the past 3 years and being a great help with the financial transition and budget review.

We finished off the last fiscal year (July '17 – June '18) slightly over budget (3%) due to higher than expected tree trimming costs and landscape design fees. In addition, the board approved a capital expenditure of \$75K for slope and irrigation improvements to the monument areas of which approximately \$60K was spent. This drew down reserves from ~\$100K to ~\$40K.

This year (July '18 – June '19) a slightly lower budget, of \$202,660 was approved, which includes \$17K in capital improvements. This amount, plus the \$15K carryover, will be allocated for additional slope improvements as recommended by the slopes committee, subject to board approval. Our highest ongoing operating costs continue to be slope maintenance fees, water and insurance costs.

The prior board voted approved a 7% increase in the slope assessment fees which will bring the slope assessment to \$1078 billed in 2 installments (September/March) + \$25 association dues billed annually in March.

-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&Rs 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 occurs quickly.

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.

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.