



Annual Meeting Summary

On June 26th, 2019, the members of the San Elijo Hills Homeowners Association met to conduct annual business, including presentations by civic leaders and election of new Directors for the Association.

We had a wonderful turnout and were able to have great information from our sheriff's Crime Prevention Unit given to the residents to keep us safe. Lesa Heebner, former Mayor of Solana Beach, spoke about traffic calming, legislation impacting our community, asphalt repaving, and other important issues.

Our outgoing Board of Directors was thanked and the result of this year's election was announced. Five of the seven previous Directors were re-elected, and two new ones were added: Phil Klein and Chris Allen. At the July Board meeting, officers were elected and committee members were appointed. The officers are unchanged from last year, and are listed in the updated organization chart shown below.

In New Business, the Board read a statement concerning the status of a lawsuit filed against the HOA by one of our homeowners. A trial court granted judgment in favor of the plaintiff and the case is currently on appeal, with a decision likely next year. Details about the case are recorded in the minutes of the meeting, available at www.sanelijohills1.org. The cost of defending the HOA is being paid by our insurance company, but the insurance company has said that any settlement cost would not be covered.

Thank you all for a very successful evening. Your participation is much appreciated!

Slopes Report

This fiscal year we will continue to upgrade our 40+ year old irrigation system. We will be focusing on two slope areas that currently have extensive galvanized piping and old sprinkler heads. This will improve overall water usage, cutting down on leaks and constant repair work. We will also move some valve

control boxes from homeowners' private yards to the public slope areas, giving our landscapers direct access for their work. We will continue to add more drought tolerant, colorful plants and trees as funds allow. The arborist will be on the slopes in the western half of our neighborhood this fall for his annual evaluation of our trees. We appreciate everyone's cooperation and support in notifying us of any slope issues that need to be addressed.





Financial Report

This past fiscal year (July '18 – June '19), we were able to maintain a balanced budget and avoid dipping into our reserve fund. Although we spent slightly more than forecasted, this was offset by additional income from the payment of delinquent fees.

Landscape maintenance (\$80K), water (\$43K), tree trimming (\$21K) and slope improvements (\$27K) accounted for the majority of our spending. In May, the Board voted to increase fees by the 7% permitted in the Bylaws. This year's slope assessment will be two installments of \$577 (Sep/Mar), plus the \$25 annual membership dues (Mar).

We will continue to set aside funds this year beyond the normal maintenance expenses to improve sections of the slopes and aging irrigation lines. This year we have allocated \$36K for these projects.

Thank you in advance for paying your biannual slope assessments and dues promptly upon receipt. This really helps from a cash flow perspective and will allow us to continue to perform slope maintenance and other improvements in a timely manner.

Street Address Numbers

Maintaining visible street address numbers on the front of our homes is very important for emergency services. According to Section 505 of the California Fire Code, address identification must be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters must contrast with their background. Address numbers need to be Arabic numerals, not spelled out. Each character shall be at least 4 inches high with a minimum stroke width of ½ inch.

Numbers painted on your curb can be helpful for delivery drivers, but they do not meet California Fire Code. Please evaluate your home numbers and make changes necessary for your safety!

Architectural Report

Our neighborhood was built 45 years ago when earth tones, wood paneling, shag carpet, and sunken living rooms were all the rage. Times have changed. In order to maintain the value of our properties, we have to evolve with changing perceptions, while respecting the constraints set forth in the HOA's governance documents. Managing this transition has presented the architectural committee with some interesting challenges this past year.

To broaden our perspective, we established the practice of posting potentially contentious renovations on the agenda of a monthly Board meeting to give homeowners a chance to voice their opinion before we make a decision. This helped us decide that a "single-family residence," which is all that may be built on each lot according to the PC&Rs, is characterized by a single cooking range, single dishwasher unit, single laundry facility, one set of utility meters, and one postal address.

We had to interpret our exterior paint policy, which lists both approved colors and prohibited colors, leaving a wide range of intermediate colors in neither category. We looked at the history of color approvals and found that every color ever put to a vote of the neighborhood was approved by a majority of those responding, with the sole exception of burnt orange. We thus decided that we could serve the majority interest and help modernize the neighborhood's appearance by approving more intermediate colors, including darker, more-neutral shades.

We also had to interpret our roof policy. Following discussion at the August Board meeting, we approved the installation in principle of a standing-seam metal roof, an increasingly popular option that fits the Ranch architectural style allowed by the PC&Rs.

The form for requesting a change to the exterior design or color of any structure is available on our website at www.sanelijohills1.org.