



September 2020 Newsletter

A Message from Your New HOA President

Phil Klein

On July 1, 2020, I was honored to be elected President by the San Elijo Hills Homeowners Association Board of Directors. My wife and I are original owners and throughout the past 45 years I have served various positions on the HOA board. I am humbled and excited to perform the duties of President primarily because of the skills and experiences of my fellow board members who were elected and the ability to build on the demonstrated accomplishments of the board's prior two years under the leadership of Ken Ayers.

While slope maintenance and architectural approvals consume the majority of HOA board time, I need your help to finish a project the board started last year — the updating of the PC&Rs and Bylaws.

Covid-19 required us to abandon the idea of face-to-face workshops to receive homeowner feedback on the restated PC&Rs and Bylaws. A new strategy was required, and this task was assigned to an *ad hoc* committee. On August 5, 2020, the committee's report was submitted for review by the board. The report contained a detailed communication plan with specific process steps for how to distribute the draft restated PC&Rs and Bylaws, how to receive and evaluate homeowner feedback, and how to take action because of that feedback. Not surprisingly, the primary method selected for communication is email. Presently, we have a list of 80 homeowner-confirmed emails, which is 42% of the 192 homeowners. The board decided not to start the process of distributing the restated PC&Rs and supporting documents to solicit homeowner feedback until we have a minimum of 125 confirmed email addresses.

You have elected a board whose members are strongly committed to serving in the best interest of the San Elijo Hills #1 community. Please help us continue to the next phase of the PC&Rs and Bylaws update project by providing your name, address, and email address as soon as possible to:

info@SanElijoHills1.org

Slopes Report

This past year, we completed extensive tree maintenance work and installed over 10,000 linear feet of new irrigation pipe with more efficient sprinklers. This fiscal year, as funds allow, we are ready to begin some tree replacement, planting specific focal-point areas, and continuing to replace old galvanized irrigation lines and antiquated sprinklers. We will be working with Pinnacle Design once again to create attractive and waterwise slopes.

Good Drainage is Key!

The importance of good drainage throughout our development became very obvious after the heavy rains this past March created numerous slope failures in the developments just to the west of us. Three factors that contributed to those failures included (1) homes being built on in-fill, (2) the lack of trees planted on those slopes, and (3) drainage pipes from personal property improperly installed on the slopes.

Many of our back yards naturally slope toward our front yard. That was purposely done by the developer to meet code requirements and to ensure that excess water would drain to the street and not down the slopes. All runoff from your back, side, and front yard should be directed to the street. Absolutely no drainage pipes should be installed to drain down any side or back-slope areas. Now is the time to check the drainage around your home so you will be in good shape when the winter rains come!



Financial Report

This past fiscal year (July '19 – June '20) we had an expense overrun of approximately \$9K on a \$232K budget. This was expected, as the board authorized higher than budgeted spending for tree trimming and legal expenses. The slope area below Santa Victoria had not been trimmed in many years and was beginning to create a possible fire hazard. The additional legal expenses were to support the effort to begin updating our PC&Rs. We were able to stay under-budget in many other areas to partially offset these extra expenses.

In May, the board voted in favor of a 7% increase in the slope assessments, which will bring the annual total to \$1232 (paid in 2 installments). Membership dues payable in March each year will remain at \$25, as set by our Bylaws. The additional operating funds available this year will be allocated to water (\$2K), legal (\$4K, if needed for PC&R effort), and additional landscape maintenance (\$3K). We've also set aside \$36K for slope irrigation and planting capital improvements, similar to the past 3 years.

Finally, we will be experimenting with electronic invoicing this year for those homeowners who have provided an email contact. For those choosing to use this method, there will be a small convenience fee added to cover the service cost. This is purely optional, and we will be mailing invoices in the traditional manner as well. To participate in electronic invoicing for dues, please send an email containing your request to:

info@SanElijoHills1.org

Architectural Report

The form that you need to submit for requesting a change to the exterior design or color of any structure is available on our website at www.SanElijoHills1.org. The form is not required if you are just maintaining the existing color and style of your home, or for any interior modifications. Changes you make that do not require a request form still must comply with the PC&Rs and Policies that are posted on the website.

There have been 14 new requests for architectural improvement submitted in the past 6 months. That's a slower pace than previously, likely due to Covid-19.

Three of the requests were not fully consistent with the HOA's PC&Rs and Policies. Each of those was placed on the agenda of the following board meeting, and in each case the board voted to grant a waiver allowing the project to proceed. These included a screening fence for trash bins in the front setback on Santa Sabina, a baby-blue gate on Santa Elena, and relocation of a rear fence slightly up onto the slope to align with neighbors on the south side of Santa Luisa.

Social Committee Report

Bobbi Bisserier

As I walk the neighborhood often, people know me and are free to express issues that affect all of us. I am open to anyone who needs help making improvements in the community. In my small way, I hope to help keep our neighborhood the wonderful place it is. I am fortunate enough to have access to people that are able to help us. Please feel free to contact me through our HOA email address:

info@SanElijoHills1.org

Please email your name and street address to us at info@SanElijoHills1.org!