

San Elijo Hills #1 Homeowners Association
Community Newsletter
January 2008



President's Message

by Sandy Kaplan

Happy New Year. I hope you all had a safe and wonderful holiday. Let's make 2008 the best year ever for all of us.

Well, we lived through the fires and the heavy rains recently. Our development stood up well to the winds and rain, with only a few trees damaged and no homes hit. I would like to thank Mario Martinez, our maintenance contractor, for his extra effort and help during the recent fire alert. He and his men ran the irrigation system and wet down the area, lessening the chance of fire in our development.

San Elijo Hills is a lovely neighborhood, with its mature trees and rolling slopes. The Board of Directors is committed to keeping this whole area beautiful and safe. As a matter of policy, our HOA, along with our maintenance contractor, monitors the health and safety issues affecting our landscaping and slopes. Over the last six months our Association has removed about ten trees which were considered to be unhealthy and/or unsafe according to our latest tree survey. This survey was conducted by a licensed arborist and identified problems which we addressed. There are plans to replace the removed trees so as to retain a consistent number of trees in the development. We will continue to work with professionals to enhance our beautiful community and keep it safe.

The Board would like to publicly thank our Slopes Chairman, John Frank, for his continued service in overseeing our maintenance program. Many of you know John and often see him reviewing and inspecting the area for landscaping or irrigation problems. He unselfishly contributes his time and knowledge to work with our landscaping people to keep our neighborhood beautiful and safe. We are lucky to have John in our community.

Lastly, I would like to welcome to the board, Allan Connell, our new Covenants/Architecture Chairman. If you are planning any improvements, please talk to Allan. Please note: we are always looking for new people to serve on the board or help on any of the committees.



AN OPPORTUNITY

At the start of the New Year, it's time to think about new opportunities. Here is one you may not have thought of — volunteering to serve on our HOA Board! Some of the benefits that come with being a Board member include making new friends, being involved in what goes on in our community, and contributing ideas to our social activities. We meet on the first Thursday of each month in a Board member's home.

Interested in helping to keep our neighborhood beautiful? Please call Sandy Kaplan, 755-1100, President, or Margot Berg, 481-0101, Secretary.





ARE YOU FIRE SAFE?

Our recent fire scare and subsequent evacuation should have alerted all of us to the need to address any fire safety issues in and around our homes. The Homeowners' Association recently had Solana Beach Deputy Fire Marshal, Dismas Ableman, look at several areas in our community regarding any needed fire prevention issues.

Marshal Ableman states that those areas that have ice plant as ground cover are very fire resistant. In addition, almost all of the trees in those areas do not have low limbs that help create a "fire ladder." Slopes that are too steep to support a large sprinkler system usually have "natural ground cover" and should be addressed. Many, but not all, slopes east of San Mario Drive, and some slopes along the northern edge of the association, do not have ice plant as ground cover. These slopes generally have sage brush, mesquite, or wild grasses. The developer did not install sprinkler lines on steep slopes to avoid the danger of running pressurized lines, because failure of pressurized lines will cause immediate, severe erosion problems. Such erosion could endanger not just one, but many homes.

Marshal Ableman stresses three areas that all homeowners should address.

1. Construction remediation:

Homes that border canyons or lagoons and have old original windows should have these windows upgraded to double pane, low e, and, preferably, tempered glass. Homes that have wood shingles or any other flammable type of roof should be upgraded to one of the new cementitious type or other fire-resistant roofing material. All soffits and vents should be upgraded to approved fire resistant types.

2. 30 foot rule:

The first 30 feet from one's house (in all directions) should be totally free of any flammable type of landscape or any other flammable materials such as dead leaves, plants, old dry wood fences, wood piles, stored lumber, and other debris. Even dead leaves in rain gutters fall under this list.

3. 100 foot rule:

The next 70 feet out requires attention. Marshal Ableman strongly recommends that care be used when thinning and cleaning steep slopes where natural ground cover exists. The process for thinning and cleaning natural ground cover requires thinning, NOT removing. The only removal that should occur is the removal of dead material. He stresses that removal of healthy ground cover creates severe erosion problems which eventually endanger the very home one is trying to protect.

Detailed information for all of the above recommendations is available at our homeowners' website: www.sanelijohills1.org. The information at this web site is from California Forestry and Fire, as well as FEMA.



Association Board meetings are held the first Thursday of each month at 7:00 pm. Members are welcome. If you wish to attend, please contact Cal West @ 750.438.5720.

Social Chair's Corner

by Marlene Ettari

Our community parties are becoming a real tradition. This past summer we had our third WINE AND GARDEN PARTY, and it was enthusiastically attended by 38 people. A prize was given for best appetizers — and we had appetizers literally from around the world.

At the end of October, we celebrated our OKTOBERFEST. Beer steins were flowing over, talk and laughter could be heard down the block (well, almost). Just as there were a variety of appetizers at the Garden Party, there was beer from around the world. Barbequed bratwurst was served and matched perfectly with the beer.

In addition to social events for 2008, it's time to start considering the bi-annual garage sale which will be held this May. Start sorting through your things. The items not sold during the garage sale will be picked up, if you wish, from the curb later the same day by the DAV. Watch for a future flyer for more information.

Any activity suggestions for parties, get-togethers, contests or activities? Please let me know your ideas. They are more than welcome.

PAMPAS GRASS

Although pampas grass can be attractive, some people may not be aware that it is considered a nuisance plant. Unfortunately, it is a fire hazard, harbors rats, and spreads easily by wind-blown seeds. If you have these plants growing in your yard, please remove them. Your neighbors will be *very* appreciative!



I-5 HOV & LOMAS SANTA FE INTERCHANGE IMPROVEMENTS

The California Department of Transportation's first Construction Newsletter for the Interstate 5 High Occupancy Vehicle and Lomas Santa Fe Interchange Project includes the following updates: 1) project improvements, 2) project funding, 3) anticipated construction timeline.

1. Project Improvements:

To relieve traffic congestion, this project includes:

§ Two new on-ramps from Lomas Santa Fe Drive to Interstate 5 (I-5) to eliminate left turn access onto it, which currently congests Lomas Santa Fe Drive.

§ A High Occupancy Vehicle (HOV) lane on I-5 from just south of Via de la Valle to just south of Manchester Avenue to allow carpoolers to continue traveling past Via de la Valle in their own lane.

§ An aesthetically-enhanced retaining wall between Via de la Valle to Lomas Santa Fe Drive to reference the colors and textures of the local natural sandstone bluffs.

2. Project Funding:

This \$66 million project is funded by 3 sources: 1) Proposition 1b bond funding from the State's Corridor Mobility Improvement Account, approved by California voters; 2) Transnet, San Diego County's voter-approved ½ cent sales tax; and 3) Traffic Congestion Relief Program from the sales tax on gasoline.

3. Anticipated Construction Timeline:

The anticipated construction timeline is October 2007 – Fall 2009. Work hours are:
Monday – Friday: 6:00 am to 3:00 pm
Saturday – Thursday: 9:00 pm to 5:00 am

(Source: TransNet;
KeepSanDiegoMoving.com)

USEFUL PHONE NUMBERS

| | | |
|-----------------------------|----------------|----------------|
| Amtrak | (800) 872-7245 | (800) 872-7245 |
| Bus and Coaster (NCTD) | (760) 967-2828 | (760) 967-2828 |
| Coast Waste Management | (888) 929-9411 | (888) 929-9411 |
| County Parks Information | 565-3600 | 565-3600 |
| Solana Beach City Hall | 720-2400 | 720-2400 |
| Solana Beach Library | 755-1404 | 755-1404 |
| Post Office | (800) 275-8777 | (800) 275-8777 |
| Time Warner (cable service) | (760) 438-7741 | |
| Weather Information | 289-1212 | |

Board Members:

Sanford Kaplan President
 Donna Mancuso Vice-President
 Margot Berg Secretary
 Allan Connell Covenants/Architecture
 Cynthia Harrison Membership
 Marlene Ettari Social Committee

Website: www.sanelijohills1.org

Note: Please call **Cal West** with questions regarding PC&Rs, architectural matters, and your account status.

Cal West Management

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 Carlsbad, CA 92008
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Note: *this newsletter is an abridged version of the newsletter sent to all homeowners.*

Useful information can be found at our HOA website. Have you misplaced your PC&Rs? They can be found on the HOA website (click on the Policies tab). Changing your windows or exterior color? Remember, any change to the exterior of your home or landscaping requires approval from the Architectural Committee. You can access the Approval Request Form from our website. Click on the Policies tab to find the list of approved paint colors, roof replacement tiles, etc.

<http://www.sanelijohills1.org>