

*San Elijo Hills #1 Homeowners Association*  
*Community Newsletter*  
*February 2005*

**President's Message**

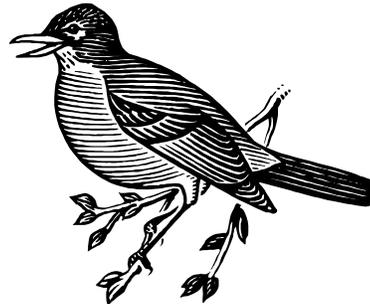
by Doug Franke

On behalf of the Board, I hope that you had a wonderful holiday and that 2005 is off to great start for you and your families. Though activity in the neighborhood has been fairly quiet, there are a few things on which I'd like to bring everybody up to speed. First, the Board has decided to use a website to keep our community better informed. Sharon Costello has done a magnificent job designing the website and has agreed to maintain it for us in order to keep it current. Please see her article discussing the details of the website in this newsletter. Thank you, Sharon! Second, as many of you have probably noticed, we finally got the entrance wall on San Mario fixed. At the same time, we re-painted the entrance walls on Santa Victoria to make them all look new and similar. Thanks to all of you for being so patient and not bombarding the Board with complaints about why it wasn't getting done faster. The bidding process took longer than we expected, and then the rains played havoc with the schedule as all projects were delayed. Now that they are done, we have asked our landscape maintenance company to plant some seasonal color at the entrances three times per year. Third (and last), we recently held our annual neighborhood get-together. Thanks to all who came out to participate, and we'll see you again next year.

Coming up this April is our annual homeowner's meeting. Margot Berg has more details elsewhere in this newsletter. Please consider volunteering your time to serve on the HOA board. It's the people of this neighborhood working together that keeps it looking as good as it does.

Board meetings are held on the 1<sup>st</sup> Wednesday of each month. Homeowners are welcome to attend. Please call Signe Osteen for the location.

Have a good spring!



*Board Members:*

Doug Franke President  
Percy Zelnick Vice-President  
Margot Berg Secretary  
Dee Minshew Treasurer  
Beth Mascherin Covenants/Architecture  
Adrienne Jones Membership  
Marlene Ettari Social Committee

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

**Cal West Management**

Signe Osteen, Manager  
519 Encinitas Blvd., Suite 108  
Encinitas, CA 92024  
Ph: (760) 753-8018; Fax: (760) 944-6762

## **New Website**

by Sharon Costello

Come visit our new HOA website at [www.sanelijohills1.org](http://www.sanelijohills1.org)!

The Board of Directors hopes you will enjoy this new avenue for getting information about your association. The site will be regularly updated with information about special events and the most current policies regarding home improvements. Featured on the site are the following:

- \* **Frequently Asked Questions**  
Tells you whom to call with questions, what forms need to be completed for exterior home modifications, when to notify neighbors of intended changes, and lots of other useful information.
- \* **Newsletters**  
Includes past HOA newsletters starting with September 2004.
- \* **Policies**  
Provides easy access to the PC&Rs and the Policy Manual including details on approved roofing tiles, approved exterior paint colors, the tree policy, the side yard easements policy, and the Architectural Approval Request Form.
- \* **Links**  
Provides links to websites that are useful to our community members including the City of Solana Beach, the San Diego County Library, SDG&E, etc.
- \* **Photos**  
Currently presents pictures of our 3rd Annual Chili Cookoff.
- \* **Contacts**  
Includes the names of all the Board members, how to contact Cal West Management, and feedback information for the website itself.

This website is here to make it easier for you to access the information you need concerning our community. Please let us know of anything else that you would like to find here.



## **PC&R Amendment**

The HOA Board feels there are two areas in our PC&Rs which need amending:

- 1) The language regarding the storage of trailers and RVs is quite vague. Therefore, the Board will soon be asking the homeowners to approve a change to the PC&Rs that specifically prohibits homeowners from parking trailers and RVs at their homes unless they can fit in the garage.
- 2) At the same time, we would like the homeowners to allow the Board the ability to hand out fines and other penalties for non-compliance to the PC&Rs.

These are two separate issues, each requiring its own vote. Depending on the outcome of the voting, neither, either, or both items could pass. Please expect to see a ballot on these issues included with your notice of the annual meeting. Three-fourths (3/4) of the homeowners will have to approve these changes in order for them to take effect, so please send back your ballot when you receive it and let your voice be heard!



San Elijo Hills Homeowners Association  
Annual Meeting  
Thursday, April 21, 7:00 PM  
Grille Room  
Lomas Santa Fe Executive Golf Course

Solana Beach City Councilman Dave Roberts will be our speaker for this evening. He will update us on what's happening in our city, as well as answer any questions you may have. The election of HOA Board officers will also be held. We will have a drawing for two \$50 lunch or dinner certificates: (1) Those homeowners who send in their Ballot by mail will be eligible to win a Brigantine certificate. (2) Those who attend the meeting will also have a **second** chance to win: a certificate for Jake's. Come, meet your neighbors, and enjoy refreshments.

We will soon be sending out election ballots for the Board of Directors. Watch for your ballots and make sure you return them for a chance to win the above prize.

**Please mark your calendars for April 21!**

*Edited by Margot Berg, Association Secretary*

**Note:** This newsletter is an abridged version of the newsletter sent to all homeowners.