

San Elijo Hills #1 Homeowners Association

Community Newsletter

March 2009



President's Message

by Sandy Kaplan



Spring is almost here. Soon everyone will be out planting and landscaping in the neighborhood. Our Homeowners Association has been busy planning for the replacement of trees in the community. As you may have noticed, over the last year we have removed many trees which were either unhealthy or unsafe. The goal of the Board of Directors is to replenish the tree population and maintain our original tree count. Thanks to the Tree Committee headed by Margot Berg, the planting of new trees will begin shortly.

Again this year, John Frank has done an excellent job overseeing the maintenance of both the slopes and the irrigation system. Over the last year we upgraded the sprinkler system and anticipate a major reduction in water usage in the future. Because of the current drought conditions and the increase in the cost of water, these improvements couldn't have come at a better time.

Our financial position appears to be stable, and we are constantly looking to make the best use of our limited resources. Thanks to Donna Mancuso, our current Treasurer, for watching those expenses and always searching for ways to save money.

The Annual Meeting is scheduled for May 7, and now is a good time for residents to consider volunteering to serve on the Board of Directors.

Applications and nominations are encouraged; please call Signe Osteen at Cal West Management. Participation on the Board is a great way to meet your neighbors and contribute to the improvement of our beautiful community.

As I leave my position as President, I would like to thank all the Board members and Committee members I have worked with over the last three years. It has been both exciting and fulfilling, and I have met many great neighbors. They have all volunteered their time and energy to improve our community. I will be stepping down to make room for other residents in San Elijo Hills to experience the feeling of helping to maintain our wonderful neighborhood.

Wishing everyone a great 2009!



From Marlene Ettari,
Social Chair . . .

Our **Annual Meeting** will be **Thursday, May 7** in the Lomas Santa Fe Executive Golf Club Grille Room @ 7 PM. Save the date!



Edited by Margot Berg, Association Secretary

SHAG Report

by Judi Gerber

Editor's Note: Solana Homeowners' Association Group (SHAG) meets fall through spring. It consists of representatives from the Homeowners' Associations in Solana Beach. The following was excerpted from SHAG representative Judi Gerber's notes from the February meeting.

The city of Solana Beach has lost tax revenue due to the downturn in the economy. As a result American Assets (shopping center), Cedros businesses and Highway 101 businesses have joined together to promote their program, "Shop Solana Beach First." The goal is to keep sales in Solana Beach. Data are being gathered to determine what Solana Beach residents want and need.

The Chamber of Commerce and the American Cancer Society have teamed up to raise funds and provide cancer awareness by sponsoring "Relay for Life," July 11-12 at the Earl Warren Middle School. It will be a 24-hour walking relay around the school track. Community participation is requested.

There is a \$200K shortfall in the Solana Beach Treasury. As a result, many projects have been put on hold. The City is looking at increasing the \$50 per year fire fee. That fee now only provides 14% of the cost to provide fire services. The City is hoping that the Federal Government stimulus package will provide some financial relief for Solana Beach as part of San Diego.

The Santa Fe Irrigation District, of which we are a part, has a new "Water Ambassador Program" to help conserve water. The program is patterned after a similar program in Long Beach. The program is asking for a 10% water reduction.

Solana Beach is proposing a Traffic Management Plan for the area east of I-5. Phase I of the program provides new striping on Highland between Lomas Santa Fe and San Mario Drive with a left turn lane from Highland onto San Mario Dr. Two new street lights have been installed at Highland and San Mario Drive which provide the same lighting level

as the old installation, but with newer induction lighting technology that reduces the cost of the lighting. The City would like feedback on the effectiveness of the lighting. The second part of Phase I of the program involves Las Bandaras and San Andreas. The City wants to slow down the traffic on these two streets. To accomplish this, the City is proposing to narrow the lanes on these streets and put in reverse angle parking (backing into diagonal parking spaces). The long-term goal of this proposal is to allow golf carts to use these two streets to access the shopping center. This proposal will be discussed at the public hearing on March 25th at the City Council Meeting.

American Assets is going ahead with their project to add 45K square feet of retail space by tearing down the Big 5 building, and building a new two-story building with underground parking. All current businesses in the shopping center have renewed their leases. This project will also be discussed at the City Council Meeting on March 25th.



Call for Volunteers

If you are interested in becoming more involved in our beautiful community, please consider volunteering—contact Signe Osteen at Cal West Management, 760-438-5720.

Board Members:

Sanford Kaplan	President
Judi Gerber	Vice-President
Margot Berg	Secretary
Donna Mancuso	Treasurer
Allan Connell	Covenants/Architecture
Ellie Sullivan	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

Signe Osteen, Manager
2185 Faraday Ave., Suite 140
Carlsbad, CA 92008

Ph: (760) 438-5720; Fax: (760) 438-5723

Tree Planting

Recently, the HOA Board called for volunteers from our community to form a Tree Committee which would address the issue of maintaining our tree count. With their generous time and effort, they have selected several new tree species to replace trees which have been removed in recent years. As you may know, the central statement in our Tree Policy, is “to maintain the slopes in a manner that is consistent with the original landscaping plans and the developer’s intent . . . maintaining the overall park-like theme.” In addition, the trees maintain the integrity of our slopes, provide a protective barrier to noise from the freeway, and add to our overall health and well-being.



A careful review of the slopes behind the homes on the north end of San Mario, Santa Camelia, and Santa Victoria was made by Certified Arborist Ron Matranga of Atlas Environmental Services, and the HOA Landscape Committee volunteers. Mr. Matranga advised planting a diversity of tree species to prevent a total devastation of one species due to a pest infestation. The

following trees have been chosen to be planted on these slopes:

- Gold Medallion Tree – *Cassia leptophylla*: Nearly evergreen; 20-25 feet tall; gold summer flowers.
- Chinese Pistache – *Pistacia chinensis*: Deciduous; 30-40 feet tall; fall leaf color.
- Eastern Redbud – *Cercis canadensis*: Deciduous; 25-35 feet tall; pink flowers in spring.
- Peppermint Tree – *Agonis flexuosa*: Evergreen, to 35 feet tall; small white flowers late spring.
- Red Ironbark – *Eucalyptus sideroxylon*: Evergreen; 30-60 feet tall; pink flowers fall to late spring.

We hope you share our enthusiasm in preserving the beauty of our neighborhood!



Change in Tree Policy

Please note: There has been a change in the Tree Policy. Due to the increase in hauling fees, Tree Removal sections 6.1.4–6.1.6 have been changed. If a homeowner wants to cut down a healthy tree on an HOA maintained slope, the HOA will no longer pay for

hauling the debris. However, in order to maintain the tree “head count,” the homeowner is still required to pay for a replacement tree (minimum height 6 feet) planted in the general vicinity of the tree that was removed.



Pruning Trees

Occasionally, homeowners feel it is necessary to prune their trees. The following information is excerpted from *Don’t Top the Trees, Please!* (www.treesaregood.com).

Topping

Whenever pruning is required, it is important to avoid the practice of topping—the removal of all parts of a tree above a certain height with no consideration for its structure or health. While long thought to reduce a hazard, topping is a temporary and ineffective solution that actually makes a tree more hazardous in the long run.

- Topping “starves” trees by robbing them of their food-creating leaves.
- Topped trees (in an act of defense) create shoots that grow quickly (up to 20 feet in one year) and are prone to breaking.
- Topping makes trees more susceptible to insects and disease.
- Topping creates “high maintenance trees” that are expensive to treat, repair, and care for.

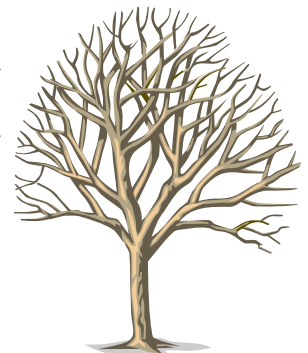
Tree-trimming Basics

Reduction pruning is an effective alternative to topping. It reduces the size of longer branches by cutting back lateral ones. Some branches are removed at their point of origin.

Avoid excessive thinning of interior branches. It can lead to rapid growth of upright interior shoots and limb breakage.

The best way to learn to manage tree growth and maintain tree health is to consult a Certified Arborist. These tree care professionals know how to safely prune trees, and they can teach homeowners how to best maintain and care for them.

For more information on trees and their care, go to www.treesaregood.com.



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Are you planning a remodel, redoing your landscaping, adding a fence, changing out windows or repainting? Remember to submit an Architectural Request Form to Signe Osteen at Cal West Management. The Request Form (and information on approved colors, etc.) can be found on our website: <http://www.sanelijohills1.org>

Baby/Toddler/Preschooler Neighborhood Meet Up...

Connect with your neighbors. Meet at the playground in front of Solana Vista Elementary, Fridays @ 4:00 pm. Who knows... it could lead to a BBQ at a neighbor's house.

Interested? Other ideas?
Email Sandra @
sandra.brook@cardinal.com
or call 760.415.4553. Older
siblings welcome, too.



