

*San Elijo Hills #1 Homeowners Association
Community Newsletter
August 2008*



*President's Message
by Sandy Kaplan*



I hope that everyone is having a wonderful summer. The new HOA Board is in place and actively working on the new year's agenda. Our Annual Homeowner's Meeting was held on May 22nd at the Lomas Santa Fe Executive Golf Club. Thank you to all who attended this year's meeting. A wonderful community, such as ours, is a reflection of the active involvement of our members. We at San Elijo Hills 1 are lucky to have such dedicated and competent members in our development. Remember, the Board represents all homeowners, so let us know what you think. All your suggestions and opinions are welcome.

After a quorum was established at the meeting, current Directors were introduced. Chair reports were given and later election of new Directors was completed. Newly elected to the Board were Judi Gerber (Vice-President) and Ellie Sullivan (Membership). I want to apologize for forgetting to introduce and thank Sharon Costello for doing a great job creating and maintaining our website. I would also like to thank outgoing Board members, Cynthia Harrison and Adrienne Jones, for their service to our community. They each spent considerable time and energy to improve San Elijo Hills 1. The new Board of Directors and their office are listed on page 2.

The two main topics for discussion at our Annual Meeting were finances and landscaping maintenance. Although the HOA is in a good financial position, projected capital expenditures, including mature tree maintenance and an aging irrigation system, will require additional funds. As

a result, an increase of 7% in maintenance fees will be necessary. It is expected that some reserve funds will be needed to address the increased landscaping projects. Over the last year, about 18 trees had to be removed primarily for safety reasons, and we will continue to monitor the grounds to insure our community is safe.

The guest speaker for the evening was Solana Beach Mayor Joe Kellijian. The Mayor discussed many issues which affected us and informed us as to the major construction projects which are in progress. There is a lot going on in Solana Beach, and it was kind of the Mayor to bring us up to date. The meeting ended with drawings for gift certificates to Jake's and Epazote's restaurants.



*From Marlene Ettari,
Social Chair . . .*

Just a Reminder – our Annual Oktoberfest is coming soon. Watch for a future flyer giving the exact date in October.



■ FYI . . .

Per requirements of the Civil Code, we are providing the following information and/or disclosures:

Meetings: Association Board meetings are held the 1st Thursday of each month in the evening. Members are welcome. Please contact Cal West if you desire to attend. Meeting minutes are usually available a week or two after the meetings and are available to members upon request and upon reimbursement of the Association's costs for making that distribution.

Insurance Info: The Association has a "package commercial policy" with State Farm Insurance. This policy includes \$2 million for general liability, with up to \$4 million in coverage for annual general aggregate. We also carry \$2 million in coverage for officers and directors. We are required to add the following language to the above summary of our insurance policies:

"This summary of the Association's policies of insurance provides only certain information, as required by subdivision (e) of §1365 of the Civil Code, and should not be considered a substitute for the complete policy terms and conditions contained in the actual policies of insurance. Any Association member may, upon request and provision of reasonable notice, review the Association's insurance policies and, upon request and payment of reasonable duplication charges, obtain copies of those policies. Although the Association maintains the policies of insurance specified in this summary, the Association's policies of insurance may not cover your property, including personal property, or real property improvements to or around your dwelling, or personal injuries or other losses that occur within or around your dwelling. Even if a loss is covered, you may nevertheless be responsible for paying all or a portion of any deductible that applies. Association members should consult with their individual insurance broker or agent for appropriate additional coverage."

Collection Procedures: If dues or other assessments remain unpaid for more than 30 days after the due date, the Association may recover the reasonable costs of collection, including but not limited to attorney fees; small claims court fees; administrative expenses; a late charge of \$30, and interest at an annual percentage rate of 12%. For accounts that become more than 60 days delinquent, the Association has the option of imposing a \$50 administrative fee for additional collection efforts. The Association may exercise any other remedy authorized by law.

Dispute Resolution: The Association's protective covenants and restrictions may be enforced by any

homeowner or by the Association, or by both, as detailed by California Civil Code §1354. In summary, this section says that prior to the filing of a civil action by either an Association or an owner related to the enforcement of the governing documents, the parties shall submit their dispute to a form of alternative dispute resolution such as mediation or arbitration. The form of alternative dispute resolution chosen may be binding or nonbinding at the option of the parties.

Any party to such a dispute may initiate this process by serving on another party to the dispute a Request for Resolution. The Request for Resolution shall include (1) a brief description of the dispute between the parties, (2) a request for alternative dispute resolution, and (3) a notice that the party receiving the Request for Resolution is required to respond thereto within 30 days of receipt, or it will be deemed rejected. Service of the request for Resolution shall be in the same manner as prescribed for service in a small claims action as provided in §116.340 of the Code of Civil Procedure.

If alternative dispute resolution is accepted by the party upon whom the Request for Resolution is served, the alternative dispute resolution shall be completed within 90 days of receipt of the acceptance by the party initiating the Request for Resolution, unless extended by written stipulation signed by both parties. The costs of the alternative dispute resolution shall be borne by the parties.

Note: "Failure by any member of the Association to comply with the pre-filing requirements of §1354 of the Civil Code may result in the loss of your rights to sue the Association or another member of the Association regarding enforcement of the governing documents."

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

Financial Report for Fiscal Year 2009

The Association budget for the fiscal year 2009 (July 1, 2008 through June 30, 2009) is summarized below. The slope maintenance assessment will be \$789 per home, a \$51 increase over FY2007. The assessment is payable in two installments on 9/1/08 and 3/1/09. Annual Association fees will remain \$25.00 per year, payable on 3/1/09.



Projected Income:

Slope Maintenance Fees	\$151,488
Association Fees	4,800
Total Income	\$156,288

Expenses:

Electricity	\$ 1,020
Water	29,280
Tree Trimming/Replacement	18,368
Landscaping Service Contract	79,000
Landscape Extras	13,115
Committee Events	600
Office Expenses	2,340
Taxes/Permits	480
Insurance	4,280
Audit	900
Legal	1,200
Cal-West Management Fee	5,700
Total Expenses	\$156,288



Tree Committee

Because the HOA is long overdue in replacing trees which have had to be removed, the Board of Directors has appointed a Tree Committee to research new tree species for our slopes. Our developer's original intent was to create an overall park-like setting. As our Tree Policy states, "we are committed to maintaining the overall 'head count' of trees within the Association in order to avoid a slow degradation of the slopes." Certified Arborist Ron Matranga advises planting a diversity of tree species in order to prevent total devastation due to a pest infestation. Therefore, the Tree Committee's goal will be to find trees compatible with our slope environment.

Benefits of Trees

Many of the beautiful trees in our community are greatly appreciated by our homeowners. However, sometimes we forget how beneficial they are. The following information is adapted from *Benefits of Trees*, a pamphlet from the International Society of Arboriculture (2004).

The benefits of trees can be grouped as follows:

Social and Communal Benefits: Most of us respond to the presence of trees – we feel serene, peaceful, restful, and tranquil when surrounded by trees. Even though trees may be private property, their size makes them part of the community as well. Trees provide privacy, emphasize views, or screen out objectionable views. They reduce glare and reflection, and provide background to soften, complement, or enhance architecture. Trees bring natural elements and wildlife habitats into urban surroundings, all of which increase the quality of life for residents of the community.

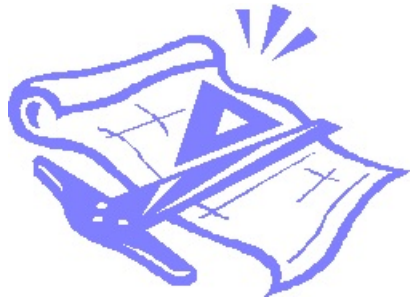
Environmental Benefits: Trees alter the environment in which we live by moderating climate, improving air quality, conserving water, and harboring wildlife. Climate control is obtained by moderating the effects of sun, wind, and rain. Temperature in the vicinity of trees is cooler than that away from trees. Air quality is improved as the leaves filter the air we breathe by removing dust and other particulates. Leaves absorb air pollutants – such as ozone, carbon monoxide, and sulfur dioxide – and give off oxygen.

Economic Benefits: *Property values of landscaped homes are 5 to 20 percent higher than those of non-landscaped homes.* Air-conditioning costs are lower in a tree-shaded home. Trees increase in value as they mature. The savings in energy costs and the increase in property value directly benefit each homeowner.

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



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Homeowners Association**
Cal West Management
2185 Faraday Ave., Ste 140
Carlsbad, CA 92008



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>

