



March 2025 Newsletter

A Message from Your HOA President

Simona Hellinger

Greetings homeowners! We have experienced a little taste of spring and soon we will be enjoying evenings with a bit more daylight as we “spring forward” with the time change. Since our last newsletter, the board has been busy doing “board tasks” – slopes, architectural, treasury, membership. I would like to congratulate the board and committee members on being very responsive and working cohesively together. The board and committee members come with a plethora of experience from their separate backgrounds that serve our board and HOA very well.

Speaking of board tasks, I want to remind all homeowners, those that are new to the HOA and those that have been here for a while, that it is so important that you submit a Request for Architectural Improvement form, found on the HOA’s website, for changes to your home and/or landscape. Getting HOA approval for your project provides you with valuable protection against future allegations that you violated the PC&Rs, as well as allowing your project to proceed without interruption. The architectural committee’s role is to work with you to help prevent that from happening! So please, submit your forms!!!

Board meetings are open to all and if you have any questions or concerns you are encouraged to come to the meetings. The board is committed to serving the homeowners to enhance and maintain our lovely neighborhood!

Board Election

Every year, we elect new members to the HOA’s board of directors. Ballots will be distributed to homeowners in May and must be returned before the annual meeting planned for June 11. This year, three of the seven board positions are up for election. If you might be interested in becoming a board member, contact the HOA via email for more information. Then, if you’re willing, your name will be added to the ballot. The top three vote-getters on the ballot will be elected for a two-year term.

Slopes Committee Report

John Wittig and Sandy Punch

We are looking for homeowners who are interested in joining the slope committee! If you have an interest and/or knowledge of horticulture, please consider volunteering your time. Some areas of specific interest are: general plants, trees, and irrigation. Contact us via the HOA website for more information if you are interested. We need You!!!

The HOA has completed the planned tree maintenance for this year, following the annual recommendations of our professional arborist. Martinez Landscaping Design will continue to clean-up any storm remains and handle other minor tree work throughout the year.

We are beginning to plan for our spring planting season. As usual, we are focusing on native and drought-tolerant plants that are also fire resistant. Finding appropriate plants, at reasonable prices, can be very challenging but we are vigilant in the hunt for good options! This year, we will be focusing on filling-



in areas that have experienced a die-off of plants and we also hope to improve some long-term problem areas.

If you have any issues regarding a slope in your area, please contact us via the HOA's website.

Architectural Committee Report

Paul Basore

We continue to see fewer architectural requests than during the flurry of 2019 through 2023. Since the last annual meeting in June 2024, only 8 requests have been submitted. Five were approved quickly. One required the board to grant a variance to allow an extra 12 inches of opaque fence height to accommodate the unique side-yard exposure at that address. Two requests are still under review to ensure compliance with the PC&Rs.

Neighbors sometimes ask about accessory dwelling units (ADUs). These small dwellings can be either attached to the home or be detached. Our PC&Rs (Article 8.3.2) specifically prohibit ADUs, but state law overrules the PC&Rs if the proposed dwelling complies with the state's definition of an ADU. The architectural committee accepts written evidence from the

City of Solana Beach that a proposed ADU complies with the city's requirements. At present, there is only one ADU in our neighborhood, but three other owners are in the planning and permitting process with the city.

Treasurer's Report

Paul Sagar

While your HOA is still financially sound, it is clear that inflation is still an issue and water expenses – given the lack of seasonal rainfall – are likely to be higher this year than originally expected. We have sufficient cash in reserve to cover these additional expenses, but they may affect next year's financial planning.

By the time you read this, the biannual HOA invoices have been mailed or emailed. Please contact the HOA's bookkeeper at the email address shown on the Contact Us page of our website if you have not received your bill.

As always, there continue to be a few late payers with past-due invoices. Once again, I urge those responsible to make the necessary payments. Collection efforts require volunteer time and HOA expenses. Thank you.

Website: www.SanElijoHills1.org Email: info@SanElijoHills1.org