

## March 2026 Newsletter

### ***A Message from Your HOA President***

Simona Hellinger

Greetings, homeowners! I hope this newsletter finds you looking forward to spring and longer evenings. We have some bookkeeping changes coming that the board is looking forward to implementing! You can read more about it in this newsletter. I want to specifically thank Paul Sagar and Todd Vassar for their work on this.

I want to extend a welcome to our new homeowners. Our HOA is committed to serving the homeowners to enhance and maintain our lovely neighborhood. Please know that our board meetings are open and if you have any questions or concerns you are encouraged to attend. Board meetings are held on the second Wednesday of each month starting at 6 pm in the upstairs boardroom of the Lomas Santa Fe Country Club. June, however, is special. In the place of a board meeting, we hold a meeting of all homeowners. This year's annual meeting will be at 6 pm on June 10 at the Solana Vista Elementary School.

As a reminder to all homeowners, any owner who rents their property is required to notify the association of the address and telephone number where they, the owner, can be reached. This is in addition to providing your email address. Furthermore, the owner needs to provide their tenants with a current copy of the Bylaws and PC&Rs, which they can access on the HOA's website. Owners are responsible for their tenants' compliance with these documents.

### ***Board Election***

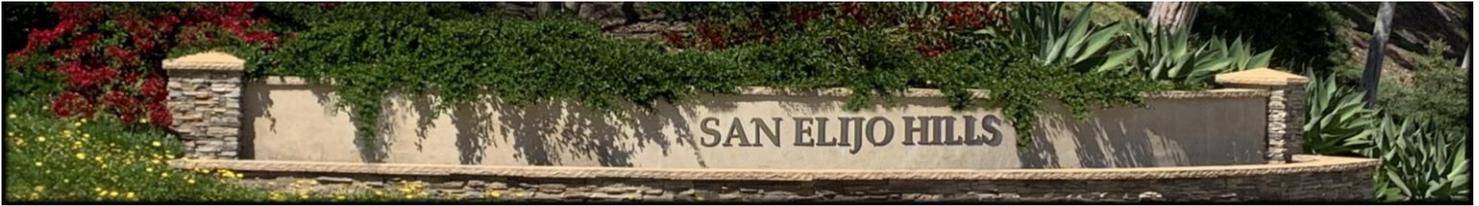
Every year, we elect new members to the HOA's board of directors. Ballots will be sent via email to homeowners in May and must be voted online before the annual meeting on June 10. This year, four of the seven board positions are up for election. We are always looking for new volunteers, so if you might be interested in becoming a board member, contact the HOA via email for more information.

### ***New Online Member Communication and Financial Control Platform Coming***

The Board of Directors has approved the adoption of a comprehensive low-cost online HOA management platform known as Easy HOA. Members are encouraged to visit the website [easyhoa.com](http://easyhoa.com) to learn about the opportunities for improved member communication, online voting, and financial control that are included in the package. This new system will be implemented prior to this year's annual meeting.

PLEASE NOTE: All members will necessarily need to accept online billing once this is adopted because the provision of an option for postal mail in parallel would be unmanageable. Members will be asked to make sure that they do not block emailed invoices or divert them to spam folders.

Please help us bring this change to the attention of neighbors who may not be aware. Your assistance would be greatly appreciated.



## ***Slopes Committee Report***

The slopes committee often gets questions about how we select plants for our slopes. We have a lot of criteria regarding selection of plants. First, it depends on where the slope is located, the amount of sun the slope gets daily, and the number of trees on that slope. Some of the other criteria we use are based on fire and erosion prevention, drought tolerance, and the ability to thrive in sandy soil. We also look at longevity, deciduous nature of the plant, regular maintenance requirements, full size at maturity, and fertilizer criteria. We are constantly trying new species, such as several of the natives we planted on Santa Petra this year. For anyone who gardens, you know that Mother Nature is really in charge and we are just trying to work with her to achieve a positive outcome!

To better preserve the landscaping on our slopes, your HOA is exploring means by which recycled water could displace the use of potable water for our irrigation needs. Recycled water has advantages of not being rationed when rationing is mandated (less likelihood of lost investment in plantings) and a lower unit cost, while preserving our limited resource of potable water. However, there are appreciable costs for conversion. Assessment by the slopes committee, in conjunction with our water district (OMWD) and the agency that furnishes recycled water (SEJPA) has yielded a recommendation that the HOA proceed in two phases. The first phase could bring water from the most accessible water meter, on Highland Drive. This opportunity will be evaluated as the project evolves from its early

exploratory phase to the evaluation of specific options, including timelines, cost/benefit analysis, and go/no-go decision points. Updates will be noted in the minutes of board meetings in the months to come.

Finally, we are very happy to announce that Alexis Nelson has joined John Wittig, Sharilyn Parr, Alan Bettencourt, and Sandy Punch on the slopes committee.

## ***No Architectural Approval Needed***

Some architectural improvements don't require HOA approval. For the following, an architectural request form does not need to be submitted:

- Altering the interior of a dwelling; provided such alteration does not impair the slopes, any utilities or systems servicing the slopes, or other lots.
- Maintaining the appearance of existing structures and landscaping, including like-with-like replacement and repainting in the same color scheme.
- Painting your front door any color, or painting exterior surfaces any of several pre-approved colors listed in [PC&R 8.4](#).

## ***Solana Beach Newsletter***

If you are interested in receiving news, programs, events, and announcements, the City of Solana Beach has established a Weekly Update. Sent every Thursday, this newsletter aims to keep the community informed about current activities and city issues. You can sign up at [cityofsolanabeach.ca.gov/en/weekly-updates](http://cityofsolanabeach.ca.gov/en/weekly-updates).

Website: [www.SanElijoHills1.org](http://www.SanElijoHills1.org) Email: [info@SanElijoHills1.org](mailto:info@SanElijoHills1.org)

San Elijo Hills Homeowners Association, Inc.