



## *October 2024 Newsletter*

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

Simona Hellinger

Greetings neighbors! I want to thank the Board of Directors and committee members for their time and commitment to this community. Having been on the board for the last two years, it has been such a pleasure to meet more homeowners within our community. What a benefit to serving on the board!

This past spring and summer, one of our members dedicated extensive time seeking information and researched options that San Elijo Hills homeowners might find useful toward securing their homes against wildfire and insurance challenges. The board was very grateful for the report and the commitment to helping our community. You will find the full report on our website under "Homeowners Insurance & Wildfire Risk" at [www.SanElijoHills1.org](http://www.SanElijoHills1.org).

Please know that our board meetings are open and if you have any questions or concerns you are encouraged to come to the board meetings. Starting in November, board meetings will begin at a new time of 6:00 pm to make them more convenient for families with young children. The board is committed to serving the homeowners to enhance and maintain our lovely neighborhood!

### ***Slopes Committee Report***

John Wittig and Sandy Punch

After two years of heavy rainfall, we have set records for extensive weed issues this summer! Additional funds were directed for hiring additional workers for this problem in an effort to catch-up to our normal maintenance schedule. We also have had to eradicate a record number of voles, gophers,

squirrels, and bees on the slopes in the last few months. We have appreciated your patience while we handle the challenges of managing these issues.

As was mentioned at the Annual Meeting in June, we had a die-off of the native Coyote Bush, which grew on a large area on Santa Victoria. Since these plants did not reseed as we had hoped, we had to pull the dead plants and replant that slope this past spring and summer. We have also done some additional planting on Santa Petra and San Mario and will continue to fill-in other areas as the stock we need becomes available. Because of this issue, we did not schedule any major irrigation system upgrades this year, but continue to address the normal irrigation maintenance issues as they arise.

September was the month that the HOA had our arborist conduct his annual site visit. During each visit he evaluates the maintenance needs of the large eucalyptus trees in half of our development on a 24-month cycle. This year, he evaluated the trees east of Santa Camelia to Highland Drive. We are getting estimates for the recommended tree work and will begin to crown thin, balance, or remove identified trees throughout the winter months.

We are looking for volunteers for the slope committee who enjoy gardening and enjoy learning more about our beautiful area. If you are interested in serving on the slope committee please contact us through the HOA website! We are always looking for fresh homeowner interest.

### ***Architectural Committee Report***

Paul Basore

For the past year we have been seeing fewer architectural requests than in previous years. Many homeowners have approached us with



projects that don't need an architectural review due to the exemptions provided in PC&R Article 8.4. In 2024, so far 9 requests have been received (and approved), compared to 33 in 2023.

Although repair and maintenance projects do not require architectural approval when they are like-with-like, the exemption from submitting a request form does not diminish your obligation to comply with the PC&Rs. If you have any doubt about compliance, you can submit a request form even when one is not required to minimize the risk of future conflicts.

We currently have five homes previously approved for major renovation that are currently in the process of getting permits or are under construction. It can be noisy and messy at times, but it's how we keep our neighborhood up to date, which benefits all of us.

As a reminder, no one may alter, attach, construct, or remove anything on or from the Slopes, except with written consent of the HOA's Board of Directors (PC&R Article 5.3). "Slopes" in this context is defined by PC&R Exhibit B, which includes both slopes that the HOA maintains and also slopes that homeowners maintain. On homeowner-maintained slopes, the homeowner may maintain their slope, but may not alter their slope unless they get HOA permission to do so.

## ***Treasurer's Report***

Paul Sagar

As was reflected in the recently mailed and emailed invoices to members, the Board reluctantly took the decision to raise HOA fees in response to inflationary demands, effective the beginning of September 2024. In particular, maintenance labor, trash disposal, and water costs have risen considerably since last year.

As a reminder, we have adopted the policy of following-up collection of dues by sending hard invoice/statement copies to all late payers once they are more than 30 days past due date. This will apply to the large majority of members who have elected to receive bills by email. It is hoped that this will alert those who did not receive, or missed, the electronic versions. The reminder does include an instruction to ignore it if payment has already been made. Our apologies to those who received a reminder in error last month only 15 days after the invoice was issued.

Thanks go out to those who diligently pay their dues on time, thus enabling the Board and Committee volunteers to carry out their duties, and minimizing the expenses of collection. The HOA continues to be adequately funded and operates within budget.

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