



September 2025 Newsletter

A Message from Your HOA President

Simona Hellinger

Fall greetings, homeowners! As always, I want to thank the Board of Directors and committee members for their time and commitment to this community. The board appointed a new member this past month, Phil Melese, who will be filling the vacant seat of Sara Doran. Phil was a runner-up when he was a candidate for the board in 2020. I want to thank Sara for her service to the board. Sara resigned from the board in July to prepare for a move to London! Sara was an active board member who will be missed not only on the board but she and her family will be missed in the neighborhood and community.

As a reminder, to keep our community looking it's best, please do not leave things curbside with "free" signs attached to them. The only items that may be left out are fresh produce, books for sharing, and items with an arranged time and person for pickup.

We've also received complaints about people leaving dog pooh bags in someone else's trash bin, or even in their yard. This is generally not appreciated!

E-bikes are increasingly common in our neighborhood. The HOA has added an informative item about e-bikes to the [Safety](#) page of our [website](#). It contains a link to information provided by the city. We encourage parents and riders to review this information and consider taking a bike safety class prior to riding on busy roadways.

I want to extend a welcome to our new homeowners. 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. The board is committed to serving the homeowners to enhance and maintain our lovely neighborhood.

Slopes Committee

September is the month that the association has our arborist conduct his annual site visit. During this visit he evaluates the maintenance needs of the tall trees in half of our development for a 24-month cycle. This year he evaluated the trees on the west side of the development, from Santa Camelia to our west entrance on Santa Victoria. We will crown thin, balance, or remove the designated trees throughout the fall and winter months.

Our irrigation upgrade work continues this year on the slope area along the executive golf course behind Santa Luisa. Work will continue this fall.

We are happy to introduce two new volunteers to our slopes committee: Sharilyn Parr and Alan Bettencourt. They are in the process of learning all the necessary details of slope management. If you are interested in helping the slopes committee, please contact us through the HOA website! We are always looking for new homeowner interest.

Architectural Committee

Thus far, four accessory dwelling units (ADUs) have been approved in our HOA, two attached to the main dwelling and two detached. The HOA's position until recently was that a homeowner requesting an ADU had to first demonstrate that it meets the criteria defined in state law before the HOA would evaluate it. This led homeowners to pay to prepare plans, only to then find out that the project did not comply with one or more of the HOA's restrictions.

To avoid this in the future, the board decided to encourage homeowners to submit their project



to the architectural committee for review prior to preparing a package for submission to the city.

The benefit of early plan submission to the HOA applies to any project, not just ADUs. The committee only takes days or weeks to evaluate project proposals and it is always better to find out early if there are any conflicts with the PC&Rs.

Membership Committee

This year we adopted an electronic voting system for HOA Board Elections. After researching various options, we selected an inexpensive and effective solution to conduct elections. It saves the HOA money and time by efficiently collecting votes online. If for any reason you did not receive the electronic link this year, please email us at the address shown below.

We will be mailing letters to collect email addresses from those we don't have on file. The requirement to provide an email addresses is in [Bylaw 2.5.1](#).

Coexisting with Wildlife

Sharilyn Parr

Our community is fortunate to be surrounded by the natural beauty of the San Elijo lagoon and San Dieguito County Park! These natural open spaces are home to a wide array of animals and birds. The diversity of this wildlife makes our community healthier and more beautiful. We have a responsibility to share our communities with wild animals, which has some practical considerations:

- Store all food and water indoors, and NEVER feed any wildlife. Supervise your small dogs when outside.

If you encounter a coyote, use humane hazing techniques — like making loud noises, waving your arms or using a whistle to encourage them to leave.

- Avoid the use of poisons or glue traps on your property. Both are very cruel killers of wildlife. Poisoned animals may wander some distance and become prey to hawks, owls, or bobcats.

- Always inspect bushes and trees before trimming to avoid disturbing bird nests. Play it safe and trim in the LATE FALL & EARLY WINTER.

For more information, see these websites:

sdhumane.org/coexist

cawildlife.org/animal-resources

Treasurer's Report

Paul Sagar

The financial position of your HOA is sound but our annual budget continues to increase as inflation impacts expenses such as water, landscaping supplies, irrigation system maintenance, dump fees, and labor. As a result, the board increased the semi-annual HOA fee for the current fiscal year by \$50 (now \$825).

In addition, it was decided that our Reserve Fund is potentially inadequate. We intend to make transfers from the General Fund to the Reserve Fund of \$2,500 each month for the next two years, as funds allow. Cash flow projections indicate that this is a reasonable approach based on current cash on hand and estimates of future income and expenses.

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