



## *March 2023 Newsletter*

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

Simona Hellinger

Greetings neighbors! Having served as President of the San Elijo Hills Homeowners Association for the past 8 months, I want to thank the Board of Directors and committee members for their time and commitment to this community. Their reports will outline what has transpired the last few months in your neighborhood.

I would also like to take this opportunity to introduce a new ad-hoc committee that will be chaired by former HOA President Klein. The committee's purpose is to educate and receive feedback from our members of the benefits of reducing excessive nighttime illumination. As we continue with the lovely remodels in our neighborhood, we want to help educate people on the effects of lighting on flora, fauna and our neighbors. What is the best type and wattage of lighting for homes and landscape? A great resource for this information is [www.darksky.org](http://www.darksky.org).

As I stated in the September newsletter, I want to welcome all homeowners that have questions or concerns to come to the board meetings. It is your community! I encourage all to read the monthly agendas and minutes from the previous month's board meeting to keep yourself apprised of what is happening in your community. The board is committed to serving the homeowners to enhance and maintain our lovely neighborhood.

### ***Membership Committee Report***

Please mark your calendars for **Wednesday June 7<sup>th</sup>** at 6:00 pm for our annual meeting. This year's annual meeting will be at Solana Vista Elementary School in the new multi-purpose room. We will announce

election results and discuss any potential rule changes that have been proposed. Please plan on joining us and keep an eye on the monthly minutes for more details.

Next, while many of us in our community love dogs, we need to be considerate of our neighbors who are not dog owners. It has been brought to our attention that some owners have been disposing of pet waste bags in neighbors' trash cans left out for collection. Residents without dogs do not appreciate this practice, so please be considerate and dispose of pet waste in your own containers.

Finally, as always, please check-out the website at [www.SanElijoHills1.org](http://www.SanElijoHills1.org) for community information, PC&R documents, and monthly meeting minutes.

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

Following the HOA's slope committee guidance posted on the HOA's website, our licensed arborist evaluated the 79 eucalyptus trees on the eastern side of our development in September as part of the normal 24-month maintenance cycle. As a result of his site visit, 26 trees were scheduled for crown thinning and balancing and two trees were identified for removal. This year it also proved necessary to remove two eucalyptus trees and one Torrey pine tree on the west side of the development. Next September, we will focus on the western portion of our development for this important tree management process.

Martinez Landscaping & Design continues to work on the replacement of the old original galvanized pipes and sprinkler heads on all of our maintained slopes. We are spending approximately \$10,000 annually on this project and are approximately halfway done with the entire development upgrade. Once the irrigation



upgrade work is completed on a slope, we replant in that area, filling in dead zones with drought tolerant and native plants. This past year, we ended up with supply chain issues (even plants were in short supply), so we will continue to fill-in slope areas this spring.

If you are interested in serving on the slope committee, please contact us through the HOA's email address shown at the bottom of this page! We are always looking for new homeowner interest.

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

The adoption of restated PC&Rs in November 2021 introduced some changes to the way architectural requests are handled by the HOA. Following are two notable examples:

#### Like-with-like repair or replacement

The new Article 8.4.2 clarifies that maintaining the appearance of existing structures and landscaping does not require HOA approval. This includes like-with-like repair or replacement. As was previously the case, HOA approval is also not required for painting with certain pre-approved colors, or for any alteration of the interior that does not impair the slopes or other lots.

#### Accessory Dwelling Units (ADUs)

The new Article 8.3.2 prohibits ADUs in our neighborhood. However, since January 2022, California Civil Code section 714.3 requires our HOA to approve any ADU that fully complies with

California Government Code section 65852.2 or 65852.22. The committee requires written confirmation that a proposed ADU complies with these sections before approving the project.

We currently have six homes undergoing extensive renovation in the neighborhood, with three more approved that should start soon. If you are planning to make any changes to your home other than what's pre-approved in Article 8.4, please download a Request for Architectural Improvement form from the HOA's website ([www.SanElijoHills1.org](http://www.SanElijoHills1.org)) and submit it to the email address shown at the bottom of this page.

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

Paul Sagar

I am pleased to report that our income and expenditures for the year to date are closely in line with the overall budget.

In addition, our accounts receivable situation has improved considerably, and I thank all of our members who have brought their accounts up to date, and especially those who keep their account current. For those members who have elected to receive invoices electronically, I encourage you to be on the lookout for your invoices in your inbox, junk, or wherever they may be directed. I think that we can all see that our funds are being well used to improve our slopes and maintain our trees. Thank you all for your contributions to this work.

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