



## *March 2022 Newsletter*

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

Phil Klein

In a few months, my term as a board member will come to an end. It has been an honor and privilege to serve as your President these past two years. I want to take this opportunity to thank all the homeowners and board members for your participation and support these past two years that enabled us to achieve the ambitious goals of updating the PC&Rs and Bylaws, settling a longstanding lawsuit, continuing replacement of our aging irrigation systems, and the replanting of slopes as funds allowed. These achievements, along with the diligent maintenance of slopes and trees, and approval of regularly submitted architectural requests, are fundamental to sustaining the peaceful, desirable community we call home.

You might wonder how these accomplishments came about with volunteer board members. Quite simply, we are blessed to have board members with experience, skill sets, and experiences of getting things done in their respective careers. Couple this with the mindfulness to make decisions in the best interest of the community, and homeowner feedback indicates the majority of owners are pleased with the performance of the board.

Ballots for the election of the HOA Board will be mailed to all homeowners in May 2022 and four of the seven board members, myself being one of those, have indicated they will not seek reelection. It is my strong desire that the responsibilities of the board continue to be

performed effectively and unobtrusively going forward. Our community is filled with individuals possessing knowledge, experience, and skills that are in demand by many organizations that rely on volunteers to fulfill their mission and I know many of you already volunteer your time. However, please consider volunteering to serve on the San Elijo Hills #1 HOA board to sustain the solid and effective work you have come to expect from your HOA board – a board responsible for keeping our neighborhood looking like a community you want to call home.

### ***Board Member Openings***

Chris Allen, Membership Committee

At the Annual Meeting in June, seven Directors will be elected to the HOA board. If you are interested in your neighborhood and maintaining the quality of our community and its open spaces, please take a few moments and visit the HOA's website: [www.SanElijoHills1.org](http://www.SanElijoHills1.org). There is a wealth of information under the Documents heading that would be informative for anyone considering volunteering to become a board member. Guidance documents that describe the specific responsibilities of six board positions were updated in 2021.

Meetings are monthly, follow a standing agenda, are conducted in an orderly manner, and rarely exceed 90 minutes in length. Recently, they have been conducted remotely, allowing safety and convenience. For the majority of board members, the time commitment outside the meetings is limited to about an hour per month.

Please send an email expressing your interest to [info@SanElijoHills1.org](mailto:info@SanElijoHills1.org). Our deadline for production of ballots is in April. We are a volunteer group and look forward to your participation.



### ***Slopes Report***

For many years, the HOA has hired a licensed arborist to conduct a site visit to evaluate each of the large Eucalyptus trees in our development on a 24-month cycle. The western half of our development was evaluated in September 2021, and we followed the recommendation for crown thinning of thirty-three trees and removal of four trees. Next September, we will focus on the eastern portion of our development.

You may have noticed some new plantings on the north end of Santa Camelia! This past spring, Martinez Landscaping & Design completed the replacement of the old galvanized pipes and sprinkler heads on that slope area, so now we have planted seven trees, thirteen shrubs and 194 flats of groundcover. We ended up with supply chain issues (even plants were in short supply!), so we will continue to fill-in that slope and other areas this spring.

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

### ***Architectural Report***

There have been 27 requests for architectural improvement submitted this fiscal year (since July 1<sup>st</sup>), similar to the same period last year. Eleven were processed within a week of receipt. Three are on hold at the owner's request, one is on hold at the board's request, and two are in process. Ten took more than a week because the

proposed modifications were substantial enough to merit discussion at an open board meeting, or the plans submitted were too vague and needed clarification. Although several requests were amended during review, none were rejected.

### ***Financial Report***

As of February, we are running about 6% over budget. This is mainly due to increased water rates and higher usage due to lack of rain in the fall. We will continue to manage costs to get back on track for the year. We hope to get a full set of March payments and some late winter rain.

If you are receiving this newsletter via email, you will also be receiving your invoice via email. The invoice will come from our bookkeeper, Diane, using email address: [diane@mlbinc.com](mailto:diane@mlbinc.com). Please add it to your contacts to avoid it going to junk mail. If you prefer to pay by check, please print and follow the instructions on the invoice. We reduce our costs whenever members pay electronically. Please contact [diane@mlbinc.com](mailto:diane@mlbinc.com) if you have any difficulty paying electronically. Use the HOA email address shown at the bottom of this page for any other questions.

Our reserve account for major capital expenses was somewhat depleted last year for a legal settlement, so we are allocating \$10,000 per year to replenish the account over 3 years. We are currently on-track to do so.

Please pay your HOA bill as soon as you receive it to avoid any late fees and to allow us to keep our slopes beautiful!

[info@SanElijoHills1.org](mailto:info@SanElijoHills1.org)