



## October 2021 Newsletter

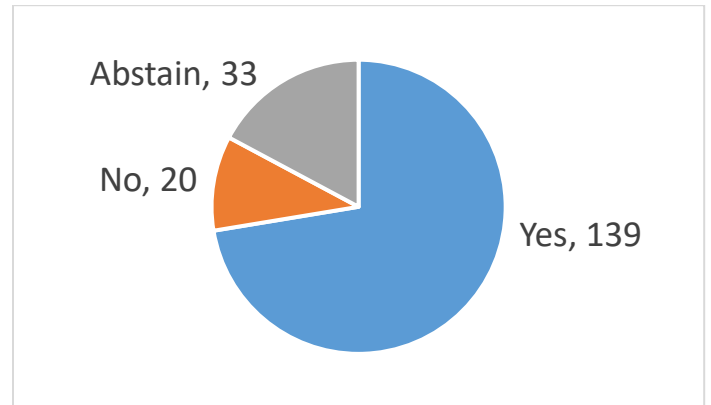
### **PC&Rs & Bylaws: Ballot Results**

Phil Klein, HOA President

The results of the election to determine whether the updated PC&Rs and Bylaws are approved by the San Elijo Hills Homeowners were made known at the October 6<sup>th</sup> board meeting. The approval of two-thirds of homeowners is needed to amend the PC&Rs and Bylaws. There are 192 properties in our HOA, so the threshold for approval is 128 Yes votes. Ballots with valid signatures representing 139 properties were marked Yes. I am pleased to announce the project to update the PC&Rs and Bylaws was successful.

The board is grateful for all homeowners who took time to read the material and cast their vote. I personally want to thank all board members and homeowners who devoted time and energy in this immense effort to update the PC&Rs and Bylaws. Special thanks go to the volunteers who visited homeowners, sometimes several times, to remind them to mail their ballots. Without everyone's collaboration, commitment, and perseverance, the project would never have come to fruition.

This newsletter was mailed to all homeowners via United States Postal Service (USPS) and **this is your formal notification of the new covenants**. The new PC&s and Bylaws are available on the San Elijo Hills #1 website: [www.sanelijohills1.org](http://www.sanelijohills1.org). They take effect when the PC&Rs are recorded with the County of San Diego.



### **PC&Rs & Bylaws: Next Steps**

Paul Basore, HOA Secretary

The new PC&Rs need to be recorded with the County of San Diego, which we expect to occur around the end of October. The new Bylaws will take effect when the new PC&Rs are recorded.

**Question:** What changes should we expect the day after the new covenants take effect?

**Answer:** Nothing! There will be some new rules that apply to issues that arise going forward, but there will be no immediate actions taken on day one and none of the new rules will be applied by the board retroactively.

**Question:** Will the new covenants be applied to architectural requests already submitted?

**Answer:** No. The new covenants will be applied to requests that are received after the new PC&Rs have been recorded.



## ***The Neighborhood Needs You***

Phil Klein, HOA President

Following the successful updating of the PC&Rs and Bylaws and settling a long-standing lawsuit through mediation – two very time-consuming endeavors – one might ask what comes next? My answer is hopefully nothing more than the routine business of slope maintenance, irrigation system refurbishing, architectural requests, and welcoming homeowners to our neighborhood. However, as your President, I would be remiss if I did not ask how we can sustain the effective work of the HOA going forward. Quite simply, it comes down to homeowners volunteering their time and talents while staying focused on what is best for the community when making decisions.

You may recall that I mentioned being an original owner. It has been terrific seeing lots of young families moving into the neighborhood. Many of the long-term residents have served on the board in various positions on and off for decades. Certainly, a new generation of board members is needed.

The November 3<sup>rd</sup> 6:30 pm board meeting will be held in a board member's home\* instead of the board room at Lomas Santa Fe Country Club. Conducting the meeting in an informal, relaxed

environment will hopefully motivate those who might be curious about volunteering to attend and see in person how the meetings are conducted. Board meetings are held each month on a day agreed by the board members themselves (currently, the first Wednesday of each month), and agendas are closely followed so that meetings usually last 90 minutes. We need to begin recruiting potential board members now because three current board members have communicated that this will be their last year to serve on the board. Please consider serving on the board, as there is no better way to become acquainted with your neighbors in our lovely community.

Again, my sincere gratitude to all board members, homeowners, and volunteers who participated and voted in the election to approve the updated PC&Rs and Bylaws.

## ***Slopes Report***

Sandy Punch, Slopes Committee

It's tree trimming season! Cielo Tree Care will be trimming identified Eucalyptus trees throughout the western half of our development this month. Individual homeowners are being contacted if any trees on their slope are slated to be groomed.

[\\*HOA Director Bobbi Bisserier, Social Chair, 1177 Santa Luisa Dr.](#)