



## *September 2022 Newsletter*

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

Simona Hellinger

I was elected President by the San Elijo Hills Homeowners Association Board of Directors at the July 2022 board meeting. My husband Mark and I have been owners and living in this community for the past 25+ years and I am excited to be participating and serving on the board. The homeowners have elected an excellent board who bring an array of talent and skillsets. This, coupled with the experienced committee members, will make for a very effective board to serve the community this year.

As in the past, slope maintenance/beautification and architectural/landscape approvals are a significant portion of the board's time commitment. Thanks to the hard work of the slopes committee, our slopes continue to be improved and add beauty to our neighborhood. Our neighborhood is approaching 50 years old and the many renovations that are occurring are exciting to see. One of the board's key responsibilities is to approve, via the architectural committee, all exterior changes, whether they be to the structure or the landscaping. This is a process that requires participation from neighbors, homeowners, and the board to make it as seamless as possible. Please visit our website, [www.sanelijohills1.org](http://www.sanelijohills1.org), where you will find the Request for Architectural Improvement form, as well as our updated PC&R's and Bylaws to help guide you through this process.

In closing, 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***

Thank you to all the homeowners that attended the annual meeting in June at the Lomas Santa Fe Country Club. The membership committee would like to especially thank Paul Basore for providing the room and refreshments. We had an informative meeting with updates on the passage of the new PC&R's, which were modernized after 40 years. Thank you to Phil Klein, Paul Basore, Chris Allen and all who helped with the hard work in coordinating the revisions and incorporation of homeowner feedback into the new documents. We also had a presentation on fire prevention in the neighborhood by the Solana Beach Fire Department. Finally, the election results and seven new board members were announced, but one resigned due to other commitments. The remaining board members for 2022-2023 are John Wittig, Paul Basore, Paul Sagar, Chris Costello, Simona Hellinger and Tom Carter.

The board will appoint someone from the community to fill the vacancy. If interested, please send email to [info@sanelijohills1.org](mailto:info@sanelijohills1.org). Regular meetings open to all homeowners are on the first Wednesday of the month at 6:30pm at the Lomas Santa Fe Country Club.

Last but not least, the membership committee would like to thank our outgoing board members for their outstanding service: Phil Klein (2019-22), Bobbi Bissier (2017-22), Chris Allen (2019-22), Jessica Krems (2021-22), and Marissa Luque (2021-22).

### ***Slopes Report***

This past spring Martinez Landscape Design finished planting the slope at the north end of Santa Camelia. We started planting that area in the Fall of 2021, but supply chain shortages in the plant industry resulted in us waiting until this past



spring to complete the job! Once we could get the plants we needed, we also filled in other small slope areas along Santa Luisa, Santa Petra, Santa Victoria and Highland.

We have continued our long-term project of replacing 40+-year-old galvanized irrigation pipes and old sprinkler heads throughout the development. This past year we replaced over 7,000 feet of galvanized piping and 100+ sprinkler heads. This work will continue throughout the next few years until all of the galvanized pipes are replaced with PVC piping and new, more efficient sprinkler heads are installed.

September is the month that the HOA has our arborist conduct his annual site visit. During this visit, he evaluates the maintenance needs of the large eucalyptus trees in one half or the other of our development, giving a 24-month cycle. This year we will be evaluating the trees east of Santa Camelia. Once the evaluation is complete work will begin to crown thin, balance, or remove the identified trees throughout the winter months.

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

### ***Architectural Report***

A summary of architectural requests submitted last fiscal year is posted on the HOA website's home page. This fiscal year (since July 1<sup>st</sup>), we

have received just two new architectural requests. Both projects were discussed at the August board meeting. One, a home expansion, was accepted, and the other, a backyard pergola, was rejected for being too close to the edge of the slope. We also have two home expansion projects submitted last fiscal year that are still under review pending receipt of additional information from the requesters.

### ***Financial Report***

At this early stage in our fiscal year, we are sufficiently funded so as to fulfill our financial needs until we receive the next round of semi-annual membership dues, invoices for which will be issued concurrent with this newsletter.

Unfortunately, there are several old unpaid dues invoices still to be collected. Collection efforts can be time consuming and costly. This is a request to those whom it concerns to bring their accounts up to date. In doing so you will help to avoid the need for your neighbors to cover your expenses and your share of HOA costs. This volunteer organization attempts to routinely achieve a standard of community upkeep that maintains all of our property values. Thank you in advance.

For any other requests or questions relating to the HOA, please contact us at the email address below.

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