

Fall 2026

Volunteer
Board of Directors
Serving Your
Community:



Board President
Marjorie Antoine

Board Vice President
Frank Rivera

Board Secretary
Louis Fuentes

Board Treasurer
Robert Chang

Board Director
Javier Angulo

Next Board Meeting Date
Tuesday, October 20, 2026
at 6:00pm
Via Zoom & In Person

Night Patrol
Allied Universal
805 342 4539

Onsite Office:
1331 S. Creekside Drive
Chula Vista, CA 91914
Phone: 619-421-1268



Onsite Team:
Erin Pruitt
General Manager

Omar Arce
Operations Manager

Carolina Bejarano
Community Director

Mario Sanchez
Enforcement Administrator



Eastlake III Community Association

Community Connection

Building a strong bond through community



Preparing for “El Nino”



If you watch the news or are on the internet, you’ve surely heard the discussion about the “Super” El Nino that could be coming this winter. Although it will help to bring some relief from this hot weather and drought conditions, what could this mean for **our community**? We do know that based on previous “El Nino” years, there may be significant rainfall recorded over a short period of time. This can mean the possibility of water coming down faster than the soil can absorb it. With these larger than normal rains, comes mudslides, flooding, and potential property damage. Our team is taking a proactive approach to this potentially ‘larger than life’ rainy season, and working with the landscape crew to initiate clearing of brow ditches throughout the community. Also, the tree crew has been working to inspect trees and complete necessary pruning to prevent potential safety issues.

Here are some additional ways **YOU** can be proactive and prepare for a wetter than normal Winter:

- Conduct a thorough inspection of your property. Clear rain gutters and downspouts that may have accumulated debris.
- Inspect your roof from the ground for warning signs of damage, sagging, and aging.
- Contact a roofer to inspect your roof for potential leaks and make necessary repairs.
- With super wet weather, it may be difficult to get to the store. We’re not suggesting you stock up on perishables, but it will definitely help if there’s something edible in your pantry when you’re stuck because of weather.
- While you're preparing for your family's safety and comfort during a winter storm, don't forget about your four-legged family members! Take a week and track everything that you need for your pet. How much food does he or she go through in a week? What about medications? Make sure that you have plenty of everything to keep your pet healthy.
- Place sandbags in low areas where excess flowing of water could potentially enter your residence.
- Register for official notifications through Alert San Diego for download safety apps like Genasys Protect to monitor changing weather.

Upcoming Community Events – Save the Dates!



- Eastlake’s Bi-Annual Garage Sale – Saturday, October 10th, 7:00 am
- Halloween at Creekside – Saturday, October 25th, 3:00 pm – 6:00 pm
- Santa at The Woods – Saturday, December 5th, 10:00 am – 1:00 pm

The best way to stay connected with the Eastlake III Community Association is to ensure you are receiving our weekly E-Mail Blasts. Alternatively, we encourage you to check out our amazing website at www.eastlake3hoa.com or visit the Walters Management web portal. Our goal is to keep residents informed on upcoming events, new developments and any other important information pertaining to our community. If you are not signed up to our e-blast, please contact Mario Sanchez via email at mario.sanchez@waltersmanagement.com to be added and start receiving our weekly updates.

Eastlake III Community Association

Public Street Parking

We would like to take a moment to clarify our community's parking guidelines and expectations. As a reminder, we strongly encourage residents to utilize parking in the following order:

- Garage
- Driveway
- Street parking



This approach helps ensure adequate parking availability throughout the neighborhood and reduces congestion on our streets.

That said, it is important to clarify that all streets within our community are public (unless you reside in one of our condo associations or gated communities). As public streets, they are available for lawful parking by residents and their guests. No individual homeowner may reserve, block, restrict, or "hold" parking spaces on the street — including the area directly in front of their home. If any vehicle is left on a public street, in the same place for more than 72hrs you can report it to vehicle abatement and the City will come out and ticket to tow. <https://seeclickfix.com/chula-vista>

We understand that parking can sometimes be a sensitive issue, especially during gatherings or high-traffic times. However, our goal is to foster a community where everyone is treated with the utmost respect and consideration. Extending courtesy and understanding to your neighbors and their guests helps maintain the welcoming environment we all value.

If you experience ongoing parking concerns, please contact our office so we can assist where we can. Thank you for your cooperation and for helping us keep our community respectful and neighborly.

2026/27 EastLake III Assessments

The 2026/2027 Budget Packet was mailed to all owners (at the end of May). As a reminder, **effective July 1, 2026**, the new monthly assessment amount is **\$137**. Along with the Budget Packet that was mailed in May, we also sent out a budget letter to all owners with further explanation with your monthly assessment statement..



It is important to note:

- If you are currently set up on ACH through Walters Management, the amount will automatically be adjusted.
- If you have bill-pay through your own bank you will need to make an adjustment to the new amount. You will need to do so manually.
- If you have ACH set through First Citizens Bank and have not selected "Account Balance", it is only going to pull the set amount you entered when setting up your account. Meaning, it will not automatically adjust for the new assessment amount. Therefore, you will need to do so manually.

We are looking forward to a successful year for 2026 & 2027! If you need another copy of the Budget Packet or explanation letter, please let us know and we can provide you with an electronic copy.

Keeping Our Clubhouses Fun For Everyone

Our community amenities are here for everyone to enjoy! We know our clubhouses, pools, and common areas are spacious, convenient, and can seem like the perfect spot for private lessons or instruction.

Just a friendly reminder: private lessons, swimming instruction, and other business-related activities are not permitted in Association clubhouses, pools, or common areas. This includes using Association facilities for private swimming lessons or other one-on-one instruction.

These guidelines help us keep our shared spaces safe, properly insured, and available for all residents to enjoy. They also help the Association manage insurance and liability considerations and ensure our amenities are being used as intended.

We appreciate your cooperation in helping us keep our community amenities welcoming, safe, and enjoyable for everyone. Thank you for doing your part to help keep our shared spaces great!

