

Summer 2025

**Volunteer
Board of Directors
Serving Your
Community:**



Board President
Marjorie Antoine

Board Vice President
Frank Rivera

Board Secretary
Rebekkah Naputi

Board Treasurer
Robert Chang

Board Director
Louis Fuentes

Next Board Meeting Date
Monday, June 16, 2025
at 6:00pm
Via Zoom & In Person

Night Patrol
Allied Universal
805 342 4539
Daily- 10pm-6am

Onsite Office:
1331 S. Creekside Drive
Chula Vista, CA 91914
Phone: 619-421-1268
Mon– Sat 9am-4pm

Onsite Team:
Erin Pruitt
General Manager

Omar Arce
Operations Manager

Adris Maher
Assistant Manager

Carolina Bejarano
Community Director

Mario Sanchez
Enforcement Administrator

Eastlake III Community Association

Community Connection

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2025/2026 Annual Budget

The 2025/2026 Budget Packet will be mailed to all owners at the end of May. This packet is distributed annually, in accordance with the California Civil Code. Although the packet may be a bit intimidating since it contains a lot of information, it's important to take a moment to review (at minimum) the first few pages. These pages indicate the new monthly assessment amount and provide a general overview of expenses. The fiscal year for our Association begins July 1st. Therefore, you will receive this packet at the same time, each year.

The Board of Directors along with management were tasked with the tedious and important job of preparing and approving the 2025/2026 Annual Budget. Part of this undertaking included the review of each line item in the budget, review of vendor contracts and the solicitation of bids, all in an effort to find the best rates for the association while maintaining a high quality of service. As reflected in your individual utility bills, rates are increasing. We see this impact significantly with the Otay Water rates. This is not something we can ignore or anticipate a reduction in. As with utilities, minimum wage also increased and is set to increase even more in the coming years. This directly impacts the service providers in our community, causing increases in monthly contracts to accommodate the labor force. Insurance costs also played a part in the increase with pending claims and our association being situated in a high fire zone. Therefore to maintain the financial integrity of our association and to meet the ongoing maintenance costs which increase with the aging process, effective **July 1, 2025**, your new monthly assessment will increase from **\$123 to \$127.50** for the Master Association.

Please note that your monthly assessment is due and payable with or without receiving a monthly statement on the 1st of each month, and late if not received by the 15th. It is important to note:

- If you are currently set up on ACH through Walters Management (First Citizens Bank), the amount will automatically be adjusted.
- If you have bill-pay through your own bank you will need to make the 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.

Upcoming Events – Save the Dates!

- Flick & Float @ The Woods—Friday, July 18th
- Taste of Eastlake @ Chula Vista Elite Training Center—Friday, July 25th
- Eastlake's Bi-Annual Garage Sale—Saturday, October 11th
- Halloween Event @ Creekside Parking Lot—Saturday, October 25th
- Christmas Event @ The Woods—Saturday, December 6th



The best way to stay connected to the Eastlake III Community announcements is to make sure you are receiving our weekly E-Mail Blasts OR check out our website www.eastlake3hoa.com. Our goal is to keep residents informed of upcoming events, new developments and any other important information about Eastlake III. If you are not signed up to receive our e-blasts, please contact Mario Sanchez via email at msanchez@waltersmanagement.com to be added!

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Pool Etiquette & Reminders

Summer is here and the weather is heating up! We are excited for endless fun in the sun, however as we gear up for summer break, we would like to provide some friendly reminders when visiting and using our pool facilities:



- Canopies are not allowed at the pool areas or anywhere within the facilities.
- Please refrain from dropping your kids off at the pools unsupervised. All children should always have an adult present when visiting the facilities.
- The grills at both facilities operate on a first come first served basis (except for if a private event is being held at the Creekside Patio).
- There is a (5) guest per household limit.
- The pool facilities open at 7am and close at 10pm.
- No alcoholic beverages are permitted or smoking of any type within the facilities.
- Pool furniture should NOT be placed inside the pools.
- Please refrain from hoarding umbrellas, tables and chairs. Please be courteous and share!
- Leave your speakers and loud musical devices at home.

Pool monitors will be present during the summer months to check ID badges and verify proof of residency (2025 badge sticker). Come prepared!

Additionally, be advised that the spas at both facilities are consistently set and maintained at 102 degrees. Activating the Emergency (EM) switch can cause significant delays in reheating, taking anywhere from (30) minutes to (2) hours to return to the proper temperature depending on how long it was turned off. The switch should ONLY be used for emergency purposes.

We want everyone to feel welcome at our facilities and be courteous of fellow residents as they come and use the pools! Please refer to the Rules and Regulations for an entire list of requirements when using the facilities.

Eastlake III Community— Communication Highway

We are excited to announce the new Eastlake III website, designed to provide residents with convenient access to essential resources including but not limited to; clubhouse reservation forms (Creekside & The Woods), ID badge application, Architectural Application, and general community information and photos. This website also includes pertinent information about our community, including our weekly email blasts and newsletters. This user-friendly platform serves as a valuable tool for those unable to visit the office in person, ensuring you have all the information you need at your fingertips. We encourage everyone to explore the website for a seamless experience! Please visit our website at www.eastlake3hoa.com. Owners, if you rent out your home this is a great tool to provide your tenants!



Our office also sends out weekly email blasts to owners. Please make sure we have your most current information on file. You are welcome to email our office directly to confirm; we are happy to help! As a note, we do not send emails to renters in the community. Therefore, if you are renting out your home, please make sure to forward along pertinent information. Some suggestions we'd like to offer to those of you who believe we DO have the correct email and are still not receiving the Blast would be to check your "Spam" or "Junk" folders.

Please note, our new website does not replace the Walters Management web portal! The portal provides owners only access to their account, Governing Documents, financials, Rules & Regulations, meeting minutes, etc.