

Summer 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, June 16, 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

Adris Maher
Assistant Manager

Carolina Bejarano
Community Director

Mario Sanchez
Enforcement Administrator

Eastlake III Community Association

Community Connection

Building a strong bond through community



Landscape Improvement Project

Big improvements are under way! You may have noticed some parkways drying out—this is all part of the planned transition as we make way for the new, water-wise landscape. The Board, in partnership with O’Connell Landscape, is excited to move forward with converting ten (10) natural grass common areas into attractive, drought-tolerant landscaping (approved August 2025). This plan is designed to significantly reduce water usage and modernize our landscaping. Grass is beautiful, but very expensive to maintain!



What’s even cooler is State and Otay Water rebates are helping to fund this entire project! With a little over 50 acres of landscape in our community, we are looking forward to the planned savings with reduced water usage.

We can’t wait to see these areas transformed and know the community will enjoy a fresh new look along with meaningful savings on irrigation costs.

Upcoming Events – Save the Dates!

You are cordially invited to join us at the following community family-friendly events! Come out and mingle with your neighbors while enjoying fun times and making memories at Eastlake III.

- Flick & Float @ The Woods—Friday, July 17, 2026
- Taste of Eastlake III @ Olympic Training Center—Friday, July 24, 2026
- Bingo Night @ The Woods—September 2026 (Date to be Announced)
- Eastlake’s Bi-Annual Garage Sale—Saturday, October 24, 2026
- Halloween Event @ Creekside Parking Lot—Saturday, October 24, 2026
- Christmas Event @ The Woods—Saturday, December 5, 2026

The best way to stay connected with the Eastlake III Community Association is to ensure you are receiving our weekly E-Mail Blasts. Alternatively, you can check out our amazing website at www.eastlake3hoa.com. Our goal is to keep residents informed about 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 msanchez@waltersmanagement.com to be added and start receiving our weekly updates.

2026 Resident ID Stickers

If you have not stopped by the onsite office to receive your 2026 sticker, please do so. As a reminder, we no longer mail stickers out. Feel free to stop by the Creekside office to retrieve your stickers during our office hours. The 2026 stickers are important to show proof of current residency, however, they do not open the gates to our facilities. If your ID Badge is not working, please stop by and see us, we will gladly assist!

Eastlake III Community Association

Leash Your Pet— Important!

To help maintain a safe and enjoyable environment for everyone in our community, we would like to remind all dog owners that pets must be properly restrained while in public areas.

As outlined in the Community Rules and Regulations:

- Animals belonging to owners, occupants, or their licensees, tenants, or invitees within the Property must be either kept within an enclosure or enclosed yard, or on a leash or other restraint held by a person capable of controlling the animal.
- Residents are responsible and liable for any personal injury or property damage caused by their pets.



Additionally, pursuant to the City of Chula Vista Municipal Code, Chapter 6.24, Section 6.24.020, dogs must be on a leash no longer than six (6) feet and under the control of a competent person in all public places, including streets and parks.

Please note that leaving a dog unleashed in a garage, front yard, driveway, or any area that is not fully enclosed is not permitted. Failure to properly restrain a pet places others at risk and may result in serious injury or property damage.

We strongly encourage all pet owners to take proactive measures to ensure their animals are safely restrained whenever outside the confines of their home. These precautions help prevent incidents, protect both residents and pets, and contribute to the overall safety and well-being of our community.

Violations —Let us Explain

From time to time, you may receive a notice from our office to correct a violation at your property. Receiving a violation letter does not indicate that you are being singled out or unfairly targeted. Our responsibility is to uphold the community standards outlined in our governing documents, and that requires consistent and ongoing observation throughout the neighborhood. While we work diligently to identify and address violations, it is not always possible to notice every instance simultaneously. For that reason, we ask residents not to assume that a notice reflects selective enforcement or that other violations have gone unnoticed. Enforcement is carried out as consistently and uniformly as possible across the entire community. To help set expectations and provide clarification, here's a quick overview of how violations are reported and handled:

Reporting Violations

If you are reporting a violation, it must be submitted in writing (email, mail, or dropped off to the onsite office). Photos are encouraged. Repeated reports on the same issue does not speed up the process. We understand that, in some cases, a reporting party may wish to remain anonymous to avoid potential conflict. However, holding a disciplinary hearing based solely on anonymous testimony would violate the accused owner's due process rights. Without verifiable evidence of a violation, the Association cannot proceed with a hearing. That said, anonymous complaints can still be useful **if the Association is able to independently verify the reported violation**. Verification may come from sources such as security camera recordings, firsthand reports from staff, or confirmation by a board member. In these cases, the identity of the reporting party is **not** required and does not need to be disclosed.

Violation Process

Most issues begin with a *Friendly Reminder Notice* (30 days to correct). If unresolved, a *Violation Notice* is issued (10–14 days to comply). Continued noncompliance will result in a hearing before the ERC Committee, where fines or suspension of privileges may be imposed, and may ultimately lead to legal action.

In a nutshell, if you receive a violation letter, the appropriate course of action is to focus on resolving the issue identified on your property within the specified timeframe. Questions about why another property may or may not have received a notice are not productive and do not change the obligation to correct your own violation. Additionally, if you believe you received a violation in error, please let us know. We are human and although we work very hard to be accurate, we understand mistakes can occur.