

Winter 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
January 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
Monday through Friday
9am-4pm

Onsite Team:
Erin Pruitt
General Manager

Omar Arce
Operations Manager

Adris Maher
Assistant Manager

Carolina Bejarano
Community Director

Mario Sanchez
Compliance Administrator

Eastlake III Community Association

Community Connection

Building a strong bond through community



2026 Resident ID Stickers

A big 'thank you' to all residents who stopped by the onsite office to retrieve their 2025 ID Badge stickers this year. As we approach **2026**, please remember we NO LONGER mail out the stickers, since it was a substantial cost to the Association. Providing the stickers in person is a much more cost-effective avenue. Please feel free to stop by our onsite office to retrieve your stickers beginning **January 5, 2026**. The 2026 stickers are important to show proof of current residency, however, they **do not** open the gates to our facilities. Also, if you are renting out your home, please make sure your tenants have a current Lease agreement to verify residency with our office. If your ID Badge is not working, please stop by and see us, we will gladly assist!

Breakfast with Santa – Save the Date!

Our annual holiday event is rapidly approaching! This year we will host "Breakfast with Santa" at The Woods Clubhouse on Saturday, **December 6th from 10:00 A.M. until 1:00 P.M.** Come take a picture with Ol' Saint Nick himself and enjoy some delicious treats and holiday cheer! Please be advised that all treats will be provided on a first come first serve basis. What a better way to end the year than with an Eastlake III event to brighten up the holiday season! This will be another winter event to remember. Be sure to bring your ID Badge with 2025 sticker for entry.



Pool Changes / Upcoming Maintenance

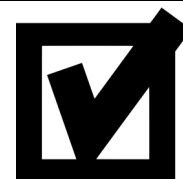
The Creekside pools facility will be closed from October 31, 2025, through January 19, 2026, for a resurfacing project designed to enhance your swimming experience! During this time, the entire Creekside Pool Area—including the spa, bathrooms, showers, grass area, lawn chairs, tables, and umbrellas—will be inaccessible to residents. This closure aligns perfectly with the winter season when the Creekside pools are not heated.



While the improvements are underway, residents are encouraged to enjoy The Woods Pools, which will remain open and heated for your comfort and relaxation. We sincerely appreciate your patience and understanding as we work to make these exciting new updates for our community!

Clubhouse Rentals

If you're interested in renting one of our beautiful clubhouses here in the community, please stop by during office hours to check the availability, and complete a Clubhouse Rental Agreement. Make sure you come prepared with a personal check or money order, as our office does not accept any other form of payment and we cannot 'hold' any dates. All reservations operate on a first come first served basis. Our office staff is happy to assist by emailing you an application to complete in advance, and if you have any questions after-hours, our office voicemail can walk you through pricing and general information for both the Woods and Creekside facility. Also you can find all this information along with photos of the clubhouses on our community website. As a reminder, you may book the facility 11-months in advance and all reservations must be received a minimum of (30) days in advance.



Eastlake III Community Association

Community Connection

Building a strong bond through community



Violation Reminders

No one wants to receive a violation letter from the Association! In order to avoid these pesky reminder notices, and to also manage your expectations when reporting a violation, we wanted to send a reminder about the process. Here are some helpful hints that can help us, help you:



- All reports to the office of a violation **must be in writing**. You can send it via email, mail it in, or drop off a hand written note in the onsite dropbox, outside the office door. Anonymous calls and letters are not accepted.
- If possible, try and snap a photo of the violation and include it with your written submission.
- All owners are first (generally) sent a Friendly Reminder notice, allowing them (30) days to correct the infraction.
- Contacting us every day to report the same violation does not escalate the violation faster. It still must go through the due process.
- If it is a report of a barking dog, we will send out a Friendly Reminder to the owner. If it continues, a second report from another owner/address, must be received to escalate the issue. Residents should also contact Animal Control in conjunction with a report to Management.
- If an owner does not respond to the initial Friendly Reminder notice, it is escalated to a Violation Notice. Owners are then provided 10-14 days to correct the issue and/or respond.
- If no action is taken after the violation timeline has expired, the owner is called to a Hearing before the ERC Committee where a fine/suspension of privileges may be imposed. Further the Board can vote to turn the owner over to Legal.
- Owners that are called to a Hearing for suspension of privileges due to non-payment of HOA assessments, do not receive a Friendly Reminder or Violation notice, as you receive your monthly assessment statement.
- Owners noticed making unapproved architectural changes will be called to a Hearing immediately.

Please note that just because an owner receives a notice, it does not mean they will immediately take corrective action. Unfortunately, it can take the violation to escalate in order for the owner to respond. Sometimes that means following the due process all the way to Legal, and filing a lawsuit. So, if you're thinking 'nothing has been done,' that is most often not the case. You can always call the office to see if an infraction has been reported, however any additional details cannot legally be provided. Also, the information provided above is a snapshot into our violation process. For any questions or clarification, please contact our Community Compliance Officer, Mario Sanchez via email at

Mailboxes – No postings!

Mailboxes throughout the community have recently been tagged with advertisements and flyers. Some of these postings have strong adhesives that stick to the surface and are very difficult to remove, resulting in unappealing and damaged mailboxes. We kindly ask that you refrain from posting notices on the community mailboxes regardless of the content. Sites like Nextdoor.com and the 'EastLake Chula Vista Residents' group on Facebook are good resources to reach the community virtually. It's unfortunate when our maintenance tech's hours are spent removing flyers from mailboxes- not a great use of time or resources. We appreciate your understanding and cooperation with this matter.



Eastlake III Community Association

Community Connection



Landscape Requests

We know it can be tempting to stop the landscapers for a quick question or request — especially when they're working right behind your home. However, we kindly ask that you **do not approach or make requests directly to the landscaping crew.**



While it might seem like a small favor, our community is home to over **3,000 residences**, and if every homeowner asked for “just one thing,” the crew would never make it through their daily schedule! To keep everything running smoothly and efficiently, **all landscaping-related questions, concerns, and requests must go through our office via the work order system.**

This process ensures that:

- ☐ Your request is properly documented and tracked.
- ☐ It reaches the right department or supervisor.
- ☐ We can provide you with accurate updates and follow-up.
- ☐ The crew can stay focused and on task.

Please note that the landscaping team has been instructed **not to engage in conversation with residents** while on the job. If they don't respond to your question, they are not being rude—they're simply following community protocol.

If you have any landscaping concerns, please **call our office or submit a work order** online. Our team will be happy to assist and make sure your request gets handled appropriately. Additionally, we ask that all residents avoid placing miscellaneous items on the HOA maintained common area to prevent damage and costly repairs.

Thank you for your understanding and cooperation in helping us keep our community beautiful and the crew productive!

Eastlake III Community— Communication Highway

We are excited to have our Eastlake III website up and running - 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.

Eastlake III Community Association

Community Connection



Meet the Staff



Erin is Eastlake III's General Manager and has been in the HOA industry for 21 years, with the past 15 years working for Walters Management. She takes communication with Eastlake III residents very seriously and works diligently to ensure all homeowners are aware of exactly what is developing in the community. You can meet her at the monthly Board meetings! Erin may also be reached at **epruitt@waltersmanagement.com**.



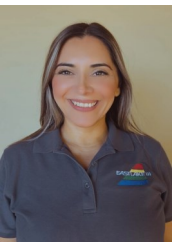
Adris is the Assistant Community Manager and runs the Creekside office with enthusiasm! His great customer service and organizational skills keep the community running smoothly. You can contact him for information on community developments, important meeting dates, and general questions about the community. Also to report common area issues. Adris can be reached at **adris.maher@waltersmanagement.com**.



Omar is the Operations Manager and has been serving the Eastlake III Community since 2018 in many capacities. He works hard to ensure operations in the community are running smoothly and vendors are meeting the expectations of the Association. Questions on community projects (maintenance related) should be directed to him. Additionally, if you plan to make any improvements to your home, he is your point of contact for Architectural inquiries. Omar can be reached at **omar.arce@waltersmanagement.com**.



Sergio is our Maintenance Tech and maintains both Creekside and The Woods facilities, along with the common areas. His job includes but is not limited to; plumbing, lighting, stucco repair, graffiti removal, playgrounds, trails, and cleaning /stocking the doggie stations. If you have a maintenance request in the common area, we ask that you direct your request to the on-site office staff so it may be properly tracked via work order.



Carolina is the Community Director and she is committed to keeping our community facilities looking their best and ensuring every resident received exceptional service. Whether you're stopping by the office with a question, request, or concern, Carolina is here to provide guidance, support, and a friendly smile. If you need assistance in Spanish, she can help! Carolina can be reached at **carolina.bejarano@waltersmanagement.com**.



Mario is the Community Compliance Administrator. If you see him driving through your neighborhood, he is working hard to preserve property values and maintain the beauty of our neighborhood. Mario is your point of contact of all compliance/violation related issues. Additionally, he can assist you with clubhouse questions and reservations. Mario can be reached at **msanchez@waltersmanagement.com**.