

Spring 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
Tuesday, March 18, 2025
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



Onsite Office Information

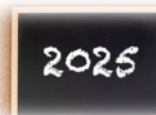
Our hours of operation are as follows:

March 22nd—October 15th
Mon—Friday—9am-4pm
Sat— 9am-4pm
Sun—Closed

October 16th—March 14th
Mon—Friday—9am-4pm
Saturday/Sunday—Closed

We would also like to remind our community of the green drop box located outside of the Creekside Clubhouse office. This is an added convenience to our residents who need to drop off items for the staff after hours. All items left in the drop box will be received on the next business day.

2025 Resident ID Stickers



If you have not stopped by the onsite office to receive your 2025 sticker, please do so. As a reminder, we no longer mail stickers out. This mailer was a substantial cost to the Association, so providing them in person is a more cost-effective avenue. Feel free to stop by the Creekside office to retrieve your stickers during our office hours. The 2025 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!

Upcoming Events – Save the Dates!

- **Brunch with Bunny at Creekside – Saturday, April 19th (10am-1pm)**
- **Eastlake's Bi-Annual Garage Sale – Saturday, May 17th**
- **Flick & Float @ The Woods – Friday, July 18th**

The best way to stay connected to the Eastlake III Community announcements is to make sure you are receiving our weekly E-Mail Blasts. 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!

Web Portal

Our homeowner interactive website allows you to confirm your account balance, verify payment receipt, review your account history, sign up for automatic payments, sign up to receive email notifications, opt to receive correspondence through email, and so on. The web portal is also a great resource tool to access helpful documents such as open session meeting minutes from past Board meetings, CC&Rs, Architectural Guidelines, and so much more. Save yourself time going down to the office and try to retrieve these documents from the comfort of your smart phone or computer. You may access your account online by going to <http://portal.waltersmanagement.com>. You will need your account number and password provided on your monthly statement. If you require assistance with accessing the web portal, please contact Account Services at 858-576-5595 or via email at accountservices@waltersmanagement.com.



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Exterior Changes / ARC

We would like to remind owners that ALL architectural changes to the exterior of your home require written approval prior to the start of your project. If you think your improvement is not major, or does not require approval, please check with Management before and review the Architectural Guidelines. When you make changes to your home without approval, you run the risk of your changes not being approved after you have invested time and money. No one likes to waste money, so save yourself the time and submit your application first. The Architectural Committee meets to review applications twice a month, so the turnaround is rather quick! Additionally, we can approve solar and turf applications outside of Committee meetings. A few key points to remember:



- If you're just getting started & want to know what's OK and what's not? Review the Architectural Guidelines or contact our office for more assistance.
- Your application must be complete before it is reviewed. We have a checklist to help!
- Neighbor notification is just that – notifying your neighbors of your pending project. It is not an 'approval' of a project. The Architectural Committee (or Board) are the only entities that can approve or deny any proposed resident projects.
- Just because another home in Eastlake III was approved does not mean you are able to complete the same project without approval. You still must submit for changes to your home.

If your application is disapproved, you will be provided with details on what changes are required for approval and the process to resubmit.

As designs and overall aesthetics change over time, we would like to remind everyone that residents are allowed to submit for any type of exterior changes, while abiding by the Architectural Guidelines and CC&Rs of the Eastlake III Community Association. We understand that there have been nontraditional approvals around the community such as different exterior paint color schemes, drought tolerant front landscapes, and vinyl fencing (among other projects). Any changes you wish to make must be approved by the Architectural Committee. Management is here to assist you with the submission process and provide your application to the Committee on your behalf. Any additional questions? Contact Omar Arce via email at omar.arce@waltersmanagement.com.

Tree Trimming

Tree trimming is the most misunderstood part of the landscape maintenance industry. For many reasons, most landscape maintenance contracts only cover tree trimming for trees less than 15 feet tall. As a result, to save money, contractors are often asked to "top" trees so they will not grow over the height limit. With very few exceptions, trees should never be topped. The result is an unsightly tree that will not grow back properly and is susceptible to other problems in the future. For those trees that will mature over the contract height limit, we have a budget to provide future tree maintenance. With close to 8,000 trees in our community, you can understand the large undertaking tree trimming is for EastLake III. We trim trees for the health of the tree; not for views or because a tree is making a mess- because of course trees drop leaves! Different types of trees may be trimmed at various times of the year. Deciduous trees (no leaves in the winter) should be trimmed while their leaves are off. Evergreen trees may be trimmed any time of the year. Certain trees such as Coral and Eucalyptus should be trimmed before the tall windy season. Eastlake III partners with a qualified arborist to complete tree trimming annually. Although the trees in your neighborhood may not have been addressed just yet, they are on a rotation schedule.

