

Fall 2024

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



Board President
Marjorie Antoine

Board Vice President
Frank Rivera

Board Secretary
Rebekkah Naputi

Board Treasurer
Robert Chang

Next Board Meeting Date
October 16, 2024
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
9am-4pm



Onsite Team:
Erin Pruitt
General Manager

Omar Arce
Operations Manager

Adris Maher
Assistant Manager

Mario Sanchez
Compliance/Enforcement
Administrator

Eastlake III Community Association

Community Connection

Building a strong bond through community



Upcoming Events – Save the Dates!



- ♦ **Eastlake's Bi-Annual Garage Sale**
Saturday, October 12th 7:00 am
- ♦ **Halloween Event at the Creekside Clubhouse Parking Lot**
Saturday, October 26th 3:00 pm – 6:00 pm
- ♦ **Brunch with Santa at The Woods Clubhouse**
Saturday, December 7th 10:00 am – 1:00 pm

The best way to stay connected to the Eastlake III Community Association announcements is to ensure you are receiving our weekly E-Mail Blasts. Our goal is to keep residents informed on upcoming events, new developments and any other important information about Eastlake III. 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.

Onsite Office Information—Fall Schedule

It's that time of the year where we start saying goodbye to summer and welcome the crisp fall season. Please note due to less foot traffic during the Fall/Winter season, our hours of operations will be as follows:

October 16th – March 21st

Monday through Friday 9am-4pm

Saturday/Sunday – CLOSED

We would like to remind our community of the drop box located outside of the Creekside Clubhouse office. This is 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.

Recycling & Trash Reminders

The Association has been noticing a consistent issue with trash bins being left out on the street long after trash pickup. This is not permitted. Trash day for the community is scheduled for Mondays. Per the EastLake III Community Association Handbook, trash containers may only be exposed to the view of neighboring Lots, Condominiums, or Common Area from the day before the scheduled trash pickup until 6:00 p.m. the day after trash pickup. Please note that the trash collection services company may observe a holiday that falls on your normally scheduled day. Trash cans should be placed out on the alternate day following the holiday as selected by the trash collection services company. Additionally, please ensure your trash bins are maintained accordingly. We appreciate your cooperation on this matter.



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Exterior Changes To Your Home

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 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 turn around 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? Give us a call or stop by during office hours.

Violations Reminder

We understand that as a Homeowner, the constant upkeep of your property can take time and money, and sometimes may be dismissed due to external factors out of your control. The Association is in place to keep property values intact and help with the overall aesthetic of the community. We perform monthly inspections by driving throughout the community. With over 3,100 homes, it becomes difficult to see and identify each and every possible infraction since we drive and not walk. Therefore if you believe we have missed something, please reach out to report or communicate any concerns to our team. If you receive a letter regarding your property maintenance, please reach out to Management to better assist and clarify any concerns you may have. We are always happy to grant reasonable extensions to resolve any violations at hand. Please note that these letters are both sent via postal mail and via email (if we have your email on file). We would like to add that although an owner you have reported 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 of the infraction cannot be provided.

