

Spring 2024

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



**Board President**  
Marjorie Antoine

**Board Vice President**  
Francisco Rivera

**Board Secretary**  
Rebekkah Naputi

**Board Treasurer**  
Robert Chang

**Board Director**  
Eddy Espina

**Next Board Meeting Date**  
March 19, 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

Jenna Hall  
Community Architectural  
Director

Mario Sanchez  
Compliance/Enforcement  
Officer

# Eastlake III Community Association

## Community Connection

*Building a strong bond through community*



## View Protection & Landscape

The Association does not trim, remove, or cut back any plant material specifically to protect views. Per EastLake III's CC&R's, 10.13, **View Impairment**, *There is no representation that any views exists from any Lot. Each Owner, by accepting a deed to a Lot, acknowledges that grading of, construction on or installation of improvements, including landscaping, on other Lots within the Covered Property and on surrounding real property may impair whatever view may exist from the Covered Property and on surrounding real property may impair whatever view may exist from the Owner's Lot and each Owner consents to such impairment and waives any claim for view impairment. Each Owner and the Community Association, by accepting a deed to a Lot or any Community Common Area and Common Maintenance Area, acknowledges that any construction or installation by Declarant or a Merchant Builder or by other Owners following Architectural Committee approval as provided in Article 7 hereof may impair the view of such Owner, and each Owner and the Community Association on behalf of the Members hereby consent to such impairment.*

## Pick Up Your Trash!



We would like to remind residents that while our landscapers maintain the common area plants, they are not contractually obligated to pick up or remove trash. Let's all work together to keep our landscaping clean and free of debris by ensuring trash is properly disposed of—this also includes making sure pet waste is properly discarded and not left in common area landscaping or walkways. Please utilize one of the many doggy stations in the community. We appreciate your understanding and cooperation on this matter.

## Renting Your Property



Our office has been receiving an influx of new tenants that have not been provided with the Rules and Regulations and information on how to obtain an ID badge to use the facilities. If you are renting out your property, it is your responsibility to ensure your tenants have all the necessary community information. As an owner, you should discuss the expectations of your tenants living in an HOA, as you are responsible for any fines/violations that may occur at your residence. Also, once you rent out your property, you relinquish your privileges to the facilities. Therefore, if you send your tenants to obtain a badge, any active badges in your name will be deactivated. With over 6,000 residents, we need your help!

## Upcoming Spring Events— Save the Dates!

- Eastlake's Bi-Annual Garage Sale — **Saturday, May 18th**
- Brunch with Bunny at Creekside — **Saturday, March 30th (10am-1pm)**

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](mailto:msanchez@waltersmanagement.com) to be added!



## 2024 Resident ID Stickers

If you have not stopped by the onsite office to receive your 2024 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 2024 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!

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## 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 [msanchez@waltersmanagement.com](mailto:msanchez@waltersmanagement.com).

## Upcoming Pool Maintenance

We wanted to send a reminder out about the upcoming pool/facility maintenance for both Creekside and The Woods, which include temporary closures.



### The Woods Pool Closure

**Monday, February 12, 2024, through Friday, February 16, 2024.**

### Creekside Pool Closure

**Monday March 4, 2024, through Friday March 8, 2024.**

These temporary closures are to sustain the quality of the pools as the summer months are quickly approaching. During the closure of one facility, the other will remain open for your enjoyment.

## Creekside Parking Lot Closure

The Creekside parking lot, along with the Old Janal parking lot (adjacent to Creekside) will be closed **Tuesday, March 5th thru Thursday March 7th** for asphalt sealing. We have scheduled this in conjunction with the pool closure to minimize inconvenience to the residents.

