

Spring 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
Wednesday March 18, 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

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2026 Resident ID Stickers

Happy New Year to all Eastlake III residents! The new 2026 ID Badge stickers are now available for pick up at our onsite office (during office hours). We no longer mail these stickers out, so please make time to stop by! The 2026 stickers are important to show proof of current residency; however, they do not open the gates to our facilities. There is no need to “renew” your access badges, just drop in and pick up your sticker. Also, if you are renting out your home, please make sure your tenants have a current lease agreement on file to verify residency with our office. If your ID Badge is not working, please stop by and see us, we will gladly assist!



Upcoming Events – Save the Dates!

- **Easter Bunny at Creekside – Saturday, March 28th (10am-1pm)**
 - *Hop on over for some Easter fun! Snap a photo with the Easter Bunny and join us for our annual Easter Egg Hunt—guaranteed to kick off the spring season with smiles and excitement. Don't forget to bring your own Easter baskets for collecting eggs, and be sure to bring a camera or phone to capture all the egg-cellent moments!*
- **Eastlake's Bi-Annual Garage Sale—Saturday, May 2nd**
- **Flick & Float @ The Woods—Friday, July 17th**

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!

Upcoming Pool maintenance

We wanted to send a reminder out about the upcoming pool/facility maintenance which include a temporary closure for the following:



The Woods Pool Closure – Monday February 16, 2026, through Tuesday, February 24, 2026.

This closure is to sustain the quality of the pools as the Spring and Summer months are quickly approaching. The Creekside pool will be heated and remain open during this time, while The Woods pool area is under maintenance. Please note the gym at The Woods will still be accessible during this period.

Welcome & Thank You to Our Board Members

Thank you to all owners who took the time to vote in the Annual Board Election. The Eastlake III Community Association is pleased to welcome **Javier Angulo** as our newest Board member. We look forward to his participation and contributions as he joins the Board in serving our community. We would also like to extend our sincere appreciation to our outgoing member, **Rebekkah Naputi**, for her years of dedicated service on the Board. Her commitment and leadership have made a meaningful difference in our community. Rebekkah will be greatly missed, and we thank her for the time and effort she devoted to Eastlake III. As a reminder, the Board meets monthly to oversee the Association's business and is comprised of (5) homeowner volunteers.



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Leash your Pet- IMPORTANT!

Our office has recently received reports of serious incidents involving dogs that were off leash, resulting in harm to another pet and person. The Association takes these matters very seriously, as the safety of our residents and their pets is our top priority.

In light of these incidents, we would like to remind all owners of the following requirements 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 an enclosed yard or on a leash or other restraint being 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, under the City of Chula Vista Municipal Code, Chapter 6.24, Section 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.

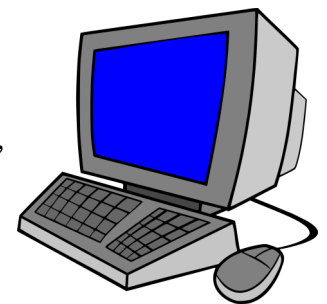
Please be advised that leaving a dog unleashed in a garage, front yard, or any area not fully enclosed is not permitted. Failure to properly restrain your pet places others at risk and may result in serious injury and costly consequences.

We strongly encourage all pet owners to take proactive measures to restrain their animal(s) when outside the confines of their home. Doing so helps prevent incidents, protects you and your pet, and ensures the safety of our entire community.

Stay Connected: Online Resources for Residents

Residents have access to two convenient online resources designed to keep you connected and informed.

The **Walters Management homeowner portal** allows owners to manage their association account online, including viewing account balances and payment history, enrolling in automatic payments, signing up for email notifications, and accessing important documents such as governing documents, architectural guidelines, and meeting minutes. Visit <http://portal.waltersmanagement.com> using the account number and password found on your monthly statement. For assistance, contact Account Services at **858-576-5595** or accountservices@waltersmanagement.com.



We also have a very cool **community website** (www.eastlake3hoa.com), which provides access to clubhouse reservation forms, ID badge and architectural applications, community information, photos, and copies of our weekly email blasts and newsletters. This website is a helpful resource for owners and residents, including tenants.

Please note that the community website does **not** replace the Walters Management portal, which remains the primary platform for owner-only account and document access. Weekly email blasts are sent to owners only—so please ensure we have your current email address on file and check spam or junk folders if you are not receiving them.

Summer Office Hours— One More Day to See Us!

Just a reminder that our Saturday office hours will begin **April 2, 2026 through October 15, 2026 (9am-4pm)**. We appreciate your **patience** when visiting on a Saturday, as there is only one staff member present to assist you. Feel free to stop by for stickers, badges, clubhouse reservations, and more!