

July 2023

**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
Alejandro Ramos

Next Board Meeting Date
August 15, 2023
at 6:00pm
Via Zoom & In Person

Onsite Office:
1331 S. Creekside Drive
Chula Vista, CA 91914
Phone: 619-421-1268
Mon— Sat
9:00am-4:00pm

Onsite Team:

Erin Pruitt
General Manager

Omar Arce
Operations Manager

Mario Sanchez
Compliance/Enforcement
Officer

Josue Sanchez
Assistant Manager

Jenna Hall
Architectural

Eastlake III Community Association

Community Connection



2023/24 Annual Budget

The 2023/24 Budget Packet was mailed to all owners at the end of May. This packet is disturbed annually, in accordance with California Civil Code. Although the packet may be a bit intimidating since it contains a lot of information, it's important to take a moment to review (at minimum) the first few pages. These pages indicate the monthly assessment amount and provides a general overview of expenses. The fiscal year for our Association begins July 1st. Therefore you will receive this packet at the same time, each year.

The Board of Directors along with your Management team were tasked with the tedious and important task of preparing and approving the 2023/24 Annual Budget. Part of this undertaking, included the review of each line item in the budget, review of vendor contracts and the solicitation of bids, all in an effort to find the best rates for the association while maintaining a high quality of service. There were several factors that played a key part in the decision to increase **the monthly assessment as of July 1, 2023 from \$113 to \$121**. As reflected in your individual utility bills, rates are increasing. We see this impact significantly with the Otay Water rates. This is not something we can ignore or anticipate a reduction in. As with utilities, minimum wage also increased and is set to increase even more in the coming years. This directly impacts the service providers in our community, causing increases in monthly contracts to accommodate the labor force. Insurance costs also played a part in the increase as we are situated in a 'high fire zone' and have had claims

Please note that your monthly assessment is due and payable with or without receiving a monthly statement on the 1st of each month, and late if not received by the 15th. It is important to note:

- If you are currently set up on ACH through Walters Management, the amount will automatically be adjusted.
- If you have bill-pay through your own bank you will need to make the adjustment to the new amount. You will need to do so manually.
- If you have ACH set through CIT bank and have not selected "Account Balance", it is only going to pull the set amount you entered when setting up your account. Meaning, it will not automatically adjust for the new assessment amount of \$121, you will need to do so manually.

We are looking forward to a successful year in 2023 & 2024! If you need another copy of the Budget Packet, please let us know. We would be happy to email one to you.

2023 Stickers

The 2023 stickers are available for pick up at our Creekside office, during business hours. This year, we did not mail them out to the community. If you are unable to physically pick up your 2023 stickers, please notify our office and we will gladly assist. Please note that the 2023 stickers are important to show proof of current residency, however, they are not required to open the gates to our facilities. If your ID Badge is not working, please stop by and see us, we will gladly assist!

Reporting Issues to The City

EastLake III residents can use ACT Chula Vista (**SeeClickFix**) to report issues such as **graffiti, potholes, dead animals, malfunctioning traffic signals, uplifted sidewalks, and abandoned vehicles**. Requests reported through ACT Chula Vista can provide location, description, and photographic information regarding the problem in real time. This service is available in different languages and requests can be submitted anonymously. You can also upload the App to your phone! It's a very convenient tool, which sends email updates and shows you who the workorder is assigned to.

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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 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. If you rented one of the Clubhouses previously, please review the pricing and rules in the Agreement, as there are changes. 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. No exceptions.

Sub-Associations in EastLake III

EastLake III Homeowners Association is comprised of over 3,100 residents who call home. Included in that number, are 645 homes in "sub-associations". The sub-associations are our 4 single family home, condominium, and townhome communities. Sycamore Ridge I and II, Senora Ridge, Summer Hill, and Greystone. Owners in these associations pay two monthly assessments: one to their community, and another to the EastLake III Homeowners Association. They also have their own Board of Directors and budgets. We understand this may be confusing, so we wanted to assist in identifying contacts for these communities.

Sycamore Ridge I - Managed by Property Advantage

Property Advantage: (760)-585-1700

Sycamore Ridge II- Managed by Association Prescott Companies

Association Prescott Companies (II)

Association Prescott Companies: (858)- 946-0320

Senora Ridge, Summer Hill, & Greystone - Managed by Menas Realty

Office Number: (858)-602-3470

Anything within the confines of the sub-association community should be directed to the numbers above. That includes but is not limited to parking permits, vehicle towing, maintenance, Board Meeting dates and times, and landscaping issues. Anything outside of the sub-association should be directed to the onsite team.

Are you Receiving Our Emails?

We wanted to make you aware, that we send out a weekly email blast to our owners with pertinent information (such as pool closures, community reminders, and upcoming events). If you are **NOT** receiving an email from us, that means we do not have one on file for you. If you're interesting in setting this feature up, please send your full name, address, and the email address of your preference to josue@waltersmanagement.com. It's a great resource, and cost effective for our community! Yay to paperless communication!

Please Pick Up After Your Pets

As a common courtesy, we want to remind all dog owners to please pick up after their pet companions. There are dog waste stations all around the community to help maintain the common areas beautiful and clean for other residents to enjoy! If you have any questions about where the waste stations are located, you can reach out to Management for a map.

Slow Down!

With school almost back in session, we need to be aware of our young residents walking and crossing the streets. Also for our furry friends that sometimes run around with us. As a reminder, the speed limit is 25 mph in residential areas. Additionally, school buses pass through our neighborhoods on a daily basis to pick up & drop off our children. If a stopped school bus is displaying a Stop Sign and flashing red lights, all vehicles in either direction must stop and wait until the bus moves again or the red lights are off. If you as a resident notice blatant traffic violations, please report incidents to the Chula Vista Police Department, Traffic Division at 619-476-5320.