

Fall 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

October 21, 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
Mon—Fri 9am-4pm



Onsite Team:

Erin Pruitt
General Manager

Omar Arce
Operations Manager

Adris Maher
Assistant Manager

Carolina Bejarano
Community Director

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 11th 7:00 am
- ♦ **Halloween Event at the Creekside Clubhouse Parking Lot**
Saturday, October 25th 3:00 pm – 6:00 pm
- ♦ **Santa at The Woods Clubhouse**
Saturday, December 6th 10:00 am – 1:00 pm

The best way to stay connected with the Eastlake III Community Association is to ensure you are receiving our weekly E-Mail Blasts. Alternatively, you can check out our amazing website at www.eastlake3hoa.com. Our goal is to keep residents informed on upcoming events, new developments and any other important information pertaining to our community. 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 15th

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.

Please Slow Down!

Unfortunately, it has been noticed that many residents are speeding up and down the streets within our community. With school back in session, let's be aware of our young residents walking home and crossing the streets. As a reminder, the speed limit is 25 mph in residential areas. Additionally, school buses pass through our neighborhoods daily 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 a blatant traffic violation, please report incidents to the Chula Vista Police Department, Traffic Division at 619-476-5320. The more reports they receive, the faster they will respond. Let's keep our community safe!

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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.

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! Please note your application must be complete before it can be reviewed. Additionally, if your application is disapproved, you will be provided with details on what changes are required for approval.

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.

