

Winter 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**  
January 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  
**Monday through Friday**  
**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*



## 2025 Resident ID Stickers

A big 'thank you' to all residents who stopped by the onsite office to retrieve their 2024 ID Badge stickers this year. As we approach **2025**, we wanted to notify residents that we will NO LONGER be mailing the stickers out. The mailer was a substantial cost to the Association, therefore providing them in person is a much more cost-effective avenue. Therefore, feel free to stop by our onsite office to retrieve your stickers beginning **January 2, 2025**. Please note that the 2025 stickers are important to show proof of current residency, however, they do not open the gates to our facilities. Also, if you are renting out your home, please make sure your tenants have a current Lease agreement to verify residency with our office. If your ID Badge is not working, please stop by and see us, we will gladly assist!

## Breakfast with Santa – Save the Date!

Our annual holiday event is rapidly approaching! This year we will host "Breakfast with Santa" at The Woods Clubhouse on Saturday, December 7<sup>th</sup> from 10:00 A.M. until 1:00 P.M. Come take a picture with Ol'Saint Nick himself and enjoy some delicious treats and holiday cheer! This will be another winter event to remember. Be sure to bring your ID Badge with 2024 sticker for entry.



## Holiday Decorating Contest

While we're on the subject of Santa...we also have our Annual Holiday Decorating contest quickly approaching! If you are one of the homes in our community that loves to put up fabulous Christmas décor, please enter our contest! The judging will be held by fellow residents of our community. All homes who enter the contest will receive a beautiful holiday ornament as well. This is a great way to show your holiday spirit and be rewarded for your efforts at the same time. We will begin accepting submissions on **Monday, November 25th, and close the sign-up Friday, December 13th at 4pm**. We are looking forward to seeing your creativity.



## Web Portal

Our homeowner interactive website allows you to confirm your account balance, verify payment receipt, review your account history, sign up for automatic payments, sign up to receive email notifications, opt to receive correspondence through email, and so on. The web portal is also a great resource tool to access helpful documents such as open session meeting minutes from past Board meetings, CC&Rs, Architectural Guidelines, and so much more. Save yourself time going down to the office and try to retrieve these documents from the comfort of your smart phone or computer. You may access your account online by going to <http://portal.waltersmanagement.com>. You will need your account number and password provided on your monthly statement. If you require assistance with accessing the web portal, please contact Account Services at 858-576-5595 or via email at [accountservices@waltersmanagement.com](mailto:accountservices@waltersmanagement.com).

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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.

## **Mailboxes – No postings!**

Mailboxes throughout the community have recently been tagged with advertisements and flyers. Some of these postings have strong adhesives that stick to the surface and are very difficult to remove, resulting in unappealing and damaged mailboxes. We kindly ask that you refrain from posting notices on the community mailboxes regardless of the content. Sites like Nextdoor.com and the 'EastLake Chula Vista Residents' group on Facebook are good resources to reach the community virtually. It's unfortunate when our maintenance tech's hours are spent removing flyers from mailboxes- not a great use of time or resources. We appreciate your understanding and cooperation with this matter.

