



Board Approves New Roof & Fence Materials For Use

At their meeting on August 10, 2009 the Board of Directors approved a revision to Exhibit B of the Architectural Guidelines, expanding the roofing and fencing materials that could be used in the association.

Per requirements of California Civil Code, notice of those changes have been sent to all owners in Eastbluff, and outlines owners rights regarding the adopted changes.

New proposed roofing materials are:

Pre-Approved

- Wood Shake – Fire Retardant Slate
- Flat Concrete Tile – Brown/Grey Blends

Architect Consultant Review

- Composite Wood Shake
- Composite Slate
- Laminated Asphalt Shingle –

Random cut and pattern, 240 lb. minimum

Architectural Committee Review

- Clay ‘C’ Tile – Brown/Tan Blends
 - Metal Pan
 - Flat Built-up or Gravel
- Not Allowed are the following type of roof materials:
Clay Orange ‘S’ Tile; Asphalt Coated Metal and 3-Tap Asphalt Shingle.

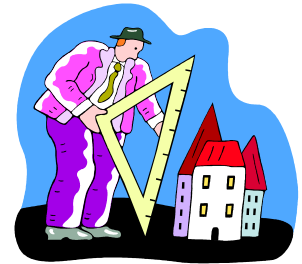
Proposed New Fence Materials include:

Pre-Approved

Replacement of Existing Fence with same material

Architect Consultant Review

- Wrought Iron – Metalized; Black/Brown/Dark Green; Copper; Cement Block – Tan/Brown/Grey; Split Face Block in Tan/Brown/Grey; Slump Stone in Tan/Brown/Grey; Brick; Wood



in Cedar/Redwood; Stone; Glass and Textured Vinyl/Plastic – No smooth /shiny.

A new copy of Exhibit B of the guidelines is included on the architectural page of the association website located at www.eastbluff.net

Moved, Seconded & Carried: Board Meeting Highlights

At their August meeting, the Board of Directors took the following actions:

- (1) Approved minutes of their June 8, 2009 regular meetings. No meeting was held in July.
- (2) Reviewed and accepted the financial reports for

May & June 2009 & invoices as submitted by South Coast Property Management.

- (3) Appointed two members of the ARC Committee to review tree view violation issues at three homes in the community.

- (4) Confirmed additional appointments to the Landscape Committee, Neighborhood Connection Committee, Neighborhood Watch Committee and City Liaison Committee.

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Eastbluff Homeowners Community Association

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Keeping In Touch With Eastbluff Happenings

The members of your Board of Directors are busy with numerous issues facing the community. Here's an Update:



BRAIN TEASER

Because sending a newsletter that isn't read is of little use, this section includes a brain teaser. The first person to email South Coast Property Management at scott@southcoastpm.com with the correct answer will receive a \$1 Lotto ticket. This issue's teaser is:

What is the next number in the following series?

123, 354, 897, 1875, 10626, ?

The answer to last issue's teaser was "stop imagining", Diana Keyes was the first to submit the correct answer. Who will win this month's chance at millions?

GET ARCHITECTURAL APPROVAL BEFORE MAKING CHANGES

Homeowners are reminded that they need to submit for architectural approval prior to making any exterior changes to their homes and lots. The architectural guidelines and application forms are located on the architectural page of the association website located at www.eastbluff.net. Questions on your application should be

directed to the Association Architectural Consultant: Team Design at 714-536-5888.

COMMUNITY WEBSITE HAS LOTS OF INFORMATION

The community website located at www.eastbluff.net has information to keep you abreast of association happenings. Make it a regular stop when you are on the internet. The password for member sections is Newport.

To keep up to speed on city happenings, log onto their website at www.city.newport-beach.ca.us

WATCH YOUR VEHICLE SPEED

We have lots of children & pets that live in Eastbluff. Remember **KEEP KIDS ALIVE, DRIVE 25**

ATTENTION DOG OWNERS

When you walk your dog, please remember to bring along a baggie to clean up after your pet. Not only is this a regulation of the City of Newport Beach, it is a courtesy to your neighbors and the actions of a responsible pet owner.

BOARD MEETING SCHEDULE

Board meetings are held on the 2nd Monday of each month beginning at 6:00 p.m. at Temple Bat Yam, 1011 Camelback St. Newport Beach.

On behalf of Temple Bat Yam, please note these upcoming events:

None noted

For more information call 949 644-1999

KEEP IN THE KNOW ON NEIGHBORHOOD WATCH ISSUES!

Thanks to the continuing efforts by Eastbluff Neighborhood Watch Community liaison Pat Puich & newly appointed member Rich Santoni, residents can keep up to date on safety information via the community website and the City of Newport Beach police department website. They are located at:

www.easbluff.net/neighborhoodwatch

www.nbpd.org

NEWSLETTER BY EMAIL ONLY

As a way of saving copying, postage and handling charges, the Board of Directors has determined that the newsletter is only distributed via email, except with the Annual Assessment billing. Please contact Gricelda Ayala at South Coast Property Management with your email address to be added to the distribution list -

gricelda@southcoastpm.com The only exception to this will be if you do not have email & internet access. In that case, please call Gricelda and a copy will be mailed to you.

THE BOARD OF DIRECTORS

Jock Marlo, President
Thomas Meng, Vice President
Brad Hinman, Secretary
Phil Milner, Treasurer
Roger Farel, Director

Next
Board
Meeting is
September
14, 2009

Board Meeting Highlights

(Continued from page 1)

- (5) Tabled consideration of an irrigation upgrade proposal from O'Connell Landscape for Eastbluff Park pending revision of the proposal to provide for an alternative irrigation head use possibility.
- (6) Authorized legal counsel to review two

- options developed by the Governing Documents Committee to possibly use in securing an extension of the Architectural Control provisions of the CC&R's.
- (7) Approved the changes to Exhibit B of the Architectural Guidelines allow for the use of new roofing and fence materials.

- (8) Acting as the Architectural Committee, approved a remodel application for 2201 Aralia St.



Your Eastbluff Board meets monthly to conduct association business.