

VOTE FOR TULLER

Top 10 Issues Agenda

Improve Community Communications and Homeowner Involvement:

This is your community, and the board serves you. Thus homeowner involvement is critical. I will focus on improving communications including responsiveness from Walters Management to homeowner issues. Plus, we will have homeowner town hall meetings to focus on important topics, such as Community Events Planning, Common Area Landscaping and Traffic Safety.

Control HOA Costs:

Fiscal responsibility is paramount. Approx. 70% of our budget goes towards landscaping and water. I will assure all major services and vendors are bid and cost competitive. We will initiate a water conservation review, since water costs climbed 30% in the last year. And strong project management and contracting is needed this year as \$500,000 expense is planned for repainting wrought iron fencing.

Traffic and Speeding on San Elijo Road and throughout the Community:

This is a top issue voiced by many and will be a townhall topic. It needs a focused effort by the HOA board and Safety Committee in conjunction with the City of San Marcos to identify improvements to reduce speeding and make our streets safer for our children and the residents.

Improve Community Benefits and Events:

We have many great events that people love. I'd like to see a townhall meeting to review and evaluate our events, and identify improvements that enhance community benefits without increasing budget. For example, other HOA's utilize local company sponsorship programs to generate additional funds for events.

Fire Risks and Improved Fire Protection:

Prevention happens before the fire is upon us. I will assure we get the right experts to arrive at the correct answer to bring us into compliance with fire safety standards, and the community will be informed and part of the process.

Details of the following 4 items can be found at www.San-Elijo-Hills.org

- Residential Landscaping & Property Appearance (particularly foreclosure properties)
- Common Area Landscaping Issues
- Additional Common Area Facilities that Benefit the Community
- Improve Safety, Neighborhood Watch and Crime Prevention

Jeff Tuller, Board Candidate Qualifications:

- 6 year San Elijo resident, with wife, Laura and two children
- Engineering degree with minor in business
- CEO and owner of four successful businesses
- Board director for 4 years for large national non-profit association, including past Treasurer, past Secretary and currently elected as Chairman
- Over 25 years of business experience, including extensive background in contracting, operational cost improvement, project management and hazard risk analysis
- Chairman of San Elijo Hills task force for reviewing fire risks
- Trained in Hazard and Risk Assessment, including basic fire training, and chaired for 5 years a Hazard Risk Management Team
- Trained team facilitator, and have led numerous teams and task forces
- Am completely independent, and have no financial relationships with the developer, Walters Management, landscaping companies, their competitors or other major vendors that do business with the HOA
- Have strong background in customer service, communications and public relations
- Avid hiker and Sierra club member



Jeff Tuller

"I love San Elijo Hills, and have a passion for supporting our community."

To find out Jeff's specific plan and position on issues, visit:

www.San-Elijo-Hills.org

Fire Risk Top Priority

Over the past several years, hundreds of homeowners have complained and petitioned the Homeowner Association board to resolve fire risk and landscaping issues in the common areas designated as 100 foot fire protection zones. In 2008, the HOA hired FireWise2000 to conduct a compliance review of several sample hillsides.

The resulting report identified numerous issues out of compliance with our San Elijo Brush Management Plan, the San Diego County Approved List of Low Fire Risk Plants, and California State Fire Department Guidelines for Defensible Space. Out of compliance issues included not removing dead brush and material, improper pruning of bushes and trees, high fire risk species planted within the protection zones and landscaping planted too close together. You can view the report and all these standards online at www.San-Elijo-Hills.org/FireRisks.html

The new HOA board will be faced with continuing to resolve these issues as well as many other critical issues for our community.

I pledge to always place fire risk and safety as a top priority, to involve the community in the decision process and make sure your home and our community is safe. Please turn the page to review my background and the top issues that I plan to address as an HOA board member.

[Turn Page for Details]

**Your Home Borders a 100 Foot
Fire Protection Zone**

