



July 6, 2019

**BLDGS SLATED TO BE FUMIGATED
(7602, 7606)**

As part of the ongoing maintenance of the Development, the following buildings are scheduled to be tented for termites, weather permitting, as follows:

7602: 7/22/19 – 7/24/19**7606: 7/23/19 – 7/25/19**

The fumigation will require all residents of each building to leave their homes for 3 days and 2 nights.

The Association will pay for the cost of the tenting of the buildings while each unit will be responsible for all associated costs of temporary relocation. Each unit will need to be properly prepared (i.e. bagging of foods & medicines, cosmetics, removal of the plants, etc.) for the tenting to proceed. Otherwise, the unprepared unit(s) will have to pay for the rescheduling and/or delay costs involved.

All residents in these 2 buildings should have received authorization forms with self-addressed stamped envelopes to return to Lenz Pest Control. They were dropped off at each unit last week. Upon receipt, please immediately sign & return forms to Lenz in provided envelope.

Notices of fumigation have been distributed to all the units for several months. If you are an owner in one of these buildings, please notify your tenants, guests, agents, workers, etc. of the planned fumigation. Thank you.

The Association and Lenz Pest Control would like to thank the owners & residents of 7610 & 7620 for their preparation and cooperation when their buildings were tented last month.

FLYER TO TURN OFF GAS & WATER

Enclosed is a flyer that provides instructions how to turn on or off your gas and water meters. With all the recent tremors, it is a good idea to know where your utility meters are.

GYM SURVEY SENT – PLZ RESPOND

A survey regarding the workout room at Bldg 7630 was recently emailed to owners. Additionally, a flyer with the QR code will be posted in the gym for gym users to respond. Please use either format for feedback. Please reply by July 31, 2019. Thank you in advance for participating.

SMOKE ONLY IN DESIGNATED AREAS

If you need to smoke, please only smoke in designated areas. They are strategically placed away from bldgs to minimize causing a nuisance to others.

Apparently, at Bldg 7628, someone(s) in an upper level unit has been smoking and causing an annoyance to some of the residents. If you are this person, please stop and comply immediately. Thank you.

DRYER VENT SHOULD BE CLEANED

One of our residents recently reported that she had her dryer vent cleaned and it was full of lint. Having a clogged duct will cause your dryer to be inefficient and may potentially be a fire hazard. Please take necessary steps to prevent this condition from becoming an issue.

GUTTERS & DOWNSPOUTS BEING REPLACED

Action Roofing is being contracted to replace all the gutters & downspouts in the Development. The larger gutters and round downspouts will help the water flow off the roofs. The Assoc will still need to clean its gutters and downspouts regularly due to large amount of fallen leaves.

CONGRATS TO MARY SCOTT

According to a recent SB News-Press article, Mary Scott was recently honored for her volunteer work. She was awarded the 2019 Pet Adoption Advocate Award by Pet Sitters International for promoting pet adoption and other worthy related causes.

PARKING SPACES FOR ONLY VEHICLES THAT FIT

If you have a vehicle that does not fit inside a parking space, you will have to park it outside the Development. Only vehicles that can be properly parked in between the 2 lines may be kept on-site.

Speaking about parking, if you have a vendor or guest that visits your unit, it might be best to allow their vehicle to park in your assigned spot while you park in another unassigned space. Otherwise, vehicles that park in the red zone / fire lane (or someone else's spot) will be towed at vehicle owners' expense.

POOL RULES REITERATED (Use at Your Own Risk)

As warmer weather approaches, the Assoc would like to remind all owners / residents of the pool rules (posted at the pool structure) which, in part, include the following:

1) Observe all pool hours and regulations. This includes making sure the pool gate is closed and locked when entering or leaving. Do not open the gate for people who themselves do not have a gate access card. They are most likely non-residents and should not be admitted. This is especially true for neighborhood kids who are being dropped off for a day of unsupervised swimming in our pool.

2) Guests and minors (less than 14 years old) should be accompanied by an adult Resident when in the pool area;

3) Smoking and use of glass containers (bottles, glasses, etc.) are prohibited in the pool area. Unit can be fined or pool privileges revoked if any of these rules are violated.

PARKING REMINDER

As a reminder, here are some parking rules that all residents, owners, guests, contractors, agents, etc. must comply with:

1) Unless otherwise posted as long-term or 24-hr parking, all unassigned visitor parking is limited to short-term 72-hr parking;

2) All vehicles must display valid, operational registration tags if parked anywhere in the Grove;

3) There is a maximum of two vehicles per Unit that may be parked in the Grove;

4) Unattended parking in Red, Tow-away, No-Parking fire lanes is not permitted. This includes vendors. As a courtesy, Units should park elsewhere and temporarily relinquish their assigned space to the vendor if the vendor will be working in the unit for any length of time. The vendor should be reminded not to park in the No-Parking areas except for brief loading and unloading of tools and materials. If left unattended, their vehicle can be towed at their expense.

NO DOGS ALLOWED OVER 25 LBS

As a reminder, per the CC&R's, only one (1) dog is allowed per unit and no dogs are allowed in the complex that weigh over 25 pounds.

In addition, visitors are not permitted to bring their pets into the complex at any time. This includes visitor dogs, large or small, unless the animal provides recognized assistance under the Fair Housing Act.

If you have a guest with a dog, please request that your guest leave the dog at home.

REPORT BURNT OUT LIGHT BULBS

If you notice any common area light that is burnt out around the complex, please call or send an email to JamesN@Bartlein.com. For efficiency sake, please include all the specific details as to type and location. If able, please include a photo. Preferably, a call would be more efficient. Thank you.

INSURANCE INFO FOR REFINANCE

If you are refinancing your home loan, your lender may need to obtain an insurance dec page. You may call Timothy Cline Insurance Agency at 800-966-9566 and please follow the prompt.

Speaking about insurance, the Association insurance has a \$10,000 deductible. You should speak with your insurance agent about getting proper and adequate coverage so that there's no gap between what your insurance covers and the Association's. A copy of the Assoc insurance policy is available upon request.

The Assoc also carries earthquake insurance with a 5% deductible of the coverage amount (\$33.5M+). A copy of the policy is available upon request. Please discuss with your insurance agent about "loss assessment" coverage.

All renters are strongly encouraged to get renters insurance.

**ALL EXTERIOR ALTERATIONS
REQUIRE BOARD'S PRE-APPROVAL**

In order to keep things uniform, all exterior alterations (doors, screen doors, windows, patio flooring and lattice work enclosure, etc.) must have the Board's pre-approval. Otherwise, the Board will ask you to restore the altered item at your own cost or have it done and pass all related costs on to you. When in doubt, make your request known to the Board. To request for consideration, please email your request with specs, photos or plans to the Board, c/o Mgmt, at the address below. Please do so at least 7-10 days before a board meeting. Thanks.

THINKING OF REMODELING?**Unit Interior Modifications should also have prior Board Approval.**

Unit owners have greater discretion for interior unit modifications and improvements, but any major modification should have prior Board Approval. Remember, certain interior changes are still not allowed. These include items like removing load bearing walls, dividing or combining units, and building useable areas in designated restricted airspace within third-floor units. Adding hardwood flooring should have prior approval to insure proper insulation and installation procedures are followed to reduce noise issues. As with exterior alterations, interior modifications made without prior Board approval or in violation of Grove regulations will be subject to removal, restoration, and/or further modification at the Board's request and at the Unit Owner's expense.

MAINTENANCE CONCERNS?**PLEASE CALL MANAGEMENT**

If you see a maintenance issue around the complex, for faster response, please call 569-1121 #204. You may also send an email to JamesN@Bartlein.com but if you do not hear back within a couple of days, please call. Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

**ASSOCIATION TO REPAIR FAULTY
PRESSURE REGULATOR AND
BILL UNIT OWNER**

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

**PLEASE CHECK FOR LATEST INFO
ON ASSOCIATION WEBSITE**

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important

information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

INFORMATION REQUIRED

As part of the governing documents, all owners are required to provide your current information to the Association. If you move, change your contact information or if you have tenants or new renters, please provide the names, mailing address, telephone #s, email addresses. You can write a note and send it to the Association c/o the address below, fax it to 805-682-4341 or email the info to JamesN@Bartlein.com. Also, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Please make sure to include the unit address to which you are referring. Thank you. Please note: According to the CC&R's 3.1.2, if you rent, the rental agreement must be in writing; Assoc rules must be given to your tenants (check Assoc website) and the tenants must abide by the rules; if the tenants fail to comply with the Assoc rules, it shall be a default under the rental agreement.

PLEASE CALL FOR FASTER RESPONSE WITH MAINTENANCE ISSUES

If you have a maintenance issue, please call Management rather than sending an email. You may dial 805-569-1121 #204. Thank you.

BOARD MEETING SCHEDULED; AGENDA ENCLOSED;

The next monthly Board Meeting is scheduled for **Thursday, July 11, 2019, at 6PM**, at 7610 Hollister Ave, Meeting Room. Unless otherwise notified, the board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is

sent, posted at the mailbox area and/or posted on the website at least 4 days before. Meeting minutes are also posted on the Assoc website. If you have renters, you are responsible to forward the newsletter to your tenants. Thank you.

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