



May 5, 2019

**BLDGS SLATED TO BE FUMIGATED**  
**(7602, 7606, 7610, 7620)**

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

**7620: 6/24/19 – 6/26/19**

**7610: 6/25/19 – 6/27/19**

**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 (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 or delay costs involved.

Authorization forms will be dropped off at each unit for signature. Upon receipt, please promptly sign and return.

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

**RESIGNATION RECEIVED;  
 VOLUNTEER NEEDED**

Due to a conflict in her schedule, Diana Gutierrez recently resigned from the Board. The Association would like to thank Diana for her willingness to serve.

Consequently, there's a vacant spot on the Board. If you own your unit and are in good standing and interested in serving the community, please submit a short bio to the Board by emailing it to [JamesN@Bartlein.com](mailto:JamesN@Bartlein.com). If appointed, your term will expire in January 2020 and you're eligible to run for a 2 year term. Thank you for your consideration.

At this time, one owner has shown interest in the vacant position.

**FOUNDATION WORK @ 7606 IN  
 PROGRESS**

The Association is having Carter Construction addressing the unevenness of the floor issue at the above building. Recently, the building was lifted and several units reported of cracks in the drywall. Overall, the project is going smoothly with a few minor glitches. Thank you to all residents of this building and those living nearby for your patience and cooperation.

**NEW GUTTERS & DOWNSPOUTS  
 INSTALLED AT 7610**

New gutters & downspouts have been installed at Bldg 7610. The new gutters are slightly bigger and the downspouts are round for easier flow rather than rectangular.

**ASSOC OWNER INFO FORM SENT**

Last month, the Association sent an Owner Information Form for all owners to complete



and return. If you have not done so, even if there are no changes, please complete and return the form. You may return the completed form via email, fax, regular mail or drop off at our office. Thank you.

#### **ASSOC WELCOMES NEW MEMBERS**

The Assoc would like to welcome its latest member: Mr. C. Harrison.

#### **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](mailto: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.

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.

#### **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](mailto: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](mailto: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, May 9, 2019, at 6PM**, at 7610 Hollister Ave, Meeting Room. Unless otherwise notified, the board meetings are usually on the 2<sup>nd</sup> 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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