

**LETTER RE FRONT GATE ATTACHED**

Attached is a letter that was emailed and hand distributed late last week to all residents. Please read it carefully as it is related to the implementation of the new front gate system. The directory board with all the names will soon be removed.

August 22, 2016

**INFORMATION RE CAL TRANS WORK  
ON 101 SOUTH BOUND ON RAMP**

As you know, Granite Construction has been working on the 101 Southbound on ramp by the golf course. For more information, please call Caltrans at 805-568-0858 or visit the District 5 website:

[http://www.dot.ca.gov/dist05/road\\_information.htm](http://www.dot.ca.gov/dist05/road_information.htm).

Many thanks to Dave Long for the information.

**AUTO BREAK-IN REPORTED**

On July 31<sup>st</sup>, an owner reported that her car, which was parked in an unassigned space across from 7630 & 7632 was vandalized. Someone got into the vehicle through an unlocked door and stole some personal items.

To minimize items theft, please remember to lock your vehicles and remove all valuables. Additionally, please report any suspicious activities by calling "911".

**NO DOGS ALLOWED OVER 25 LBS**

As a reminder, per the CC&R's, no dogs are allowed in the complex weighing over 25 pounds...even visitor's dog. If you have a guest with an oversize dog, please ask your guest to leave the dog at home. Thank you.

**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. 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 ask for Natalie.

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

In order to keep things uniform, all exterior alterations (doors, windows, patio flooring, 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?  
CALL MANAGEMENT**

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to [JamesN@Bartlein.com](mailto:JamesN@Bartlein.com). 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.

### **NEW INFORMATION NEEDED**

It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Thank you.

### **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; REQUEST IN WRITING;**

The next monthly Board Meeting is scheduled for **Thursday, September 8, 2016**, at 6PM, in the Meeting Room at 7610 Hollister Ave, Goleta. 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. If you rent, you are responsible to forward the newsletter to your tenants. Thank you.

Prepared by: **BARTLEIN & COMPANY, INC.**  
(805) 569-1121 FAX (805) 682-4341  
3944 State Street, Suite 200  
Santa Barbara, CA 93105  
Email: [jamesn@bartlein.com](mailto:jamesn@bartlein.com)

 **Bartlein  
& Company, Inc.**

# EUCALYPTUS GROVE

## OWNERS ASSOCIATION

August 17, 2016

TO ALL RESIDENTS / OWNERS  
7602 – 7640 Hollister Ave.  
Goleta, CA 93117

Emailed & Hand Distributed to On-Site Units

Re: New Entry System to be Installed

Dear Residents & Owners:

As you know, for the past year, the Association has been planning on replacing the front gate system. In the past several months, you have received several forms to complete and return to confirm your access card and gate-clicker device numbers. WE thank the many of you who promptly completed and returned your form. Additionally, some of you have exchanged or bought new cards / clickers that have device numbers that have been registered and activated.

Within the next couple of weeks, hopefully before the end of August, the new system will be up and running. At first, most likely, there will be some glitches to work out. Thank you in advance for your patience and cooperation. It may take a few weeks to resolve various issues.

The gates will remain open during the transition and installation of the new system. If you have at least one registered, activated device (access card or gate clicker), you should have no problem with access once the new system is up and running. However, just in case, here is the **temporary** gate code that should open the gate...

### #2016

Please make sure to enter the “#” button first before entering the code. This code is meant to be used by residents or owners only. It should not be freely given out, posted on-line or made public - even to friends and visitors.

As a reminder, your access card will allow access to the front gate, the gym, and the pool. Additionally, if you have guests visiting, to contact you at the gate, they will need to punch in (or scroll down) your last name on the key pad, upon finding your name, then they enter your designated unit dial code number (not your unit number). Your registered phone will ring and to allow them in, you will need to simply hit “9” on your phone and the gate will open.

Thank you again in advance for your patience as the Association implements the new gate system. Please call if you have questions.

Sincerely,

**EUCALYPTUS GROVE OWNERS ASSOCIATION BOARD OF DIRECTORS,**

By Bartlein & Company, Inc., Managing Agents



James Nguyen  
Vice-President  
JN:id

The Mailing Address for The Association is In Care Of:



**Bartlein  
& Company, Inc.**

3944 State Street, Suite 200 ♦ Santa Barbara, CA 93105-3170 ♦ (805) 569-1121 ♦ Fax: (805) 682-4341

# Financial Summary

July, 2016

EUCALYPTUS GROVE HOMEOWNERS ASSOC.  
7600 HOLLISTER - GOLETA

Ref EG

	Current Month	% of Budget	Year-to-Date	% of Budget	Annual Budget
BEGINNING BALANCE	5,000.00		5,000.00		
MAINT. FEES/ASSESSMENTS	65,760.00	8.3%	459,153.39	57.8%	794,760.00
LATE FEES	10.00	N/A	279.57	N/A	N/A
OTHER INCOME	130.00	N/A	540.00	N/A	N/A
<b>TOTAL INCOME</b>	<b>65,900.00</b>	<b>8.3%</b>	<b>459,972.96</b>	<b>57.9%</b>	<b>794,760.00</b>
CLEANING & JANITORIAL	880.00	7.3%	5,245.00	43.7%	12,000.00
ELECTRIC	1,277.64	6.1%	10,044.47	47.8%	21,000.00
LANDSCAPE MAINTENANCE	5,394.00	8.3%	37,758.00	58.1%	65,000.00
LANDSCAPE SUPPLY & EXTRAS	27.38	0.1%	24,954.73	83.2%	30,000.00
MANAGEMENT FEES	2,558.00	8.3%	17,906.00	58.3%	30,696.00
PAINTING & DECORATING	- 0 -	0.0%	348.00	17.4%	2,000.00
POOL MAINT & SUPPLIES	725.24	4.8%	7,513.51	50.1%	15,000.00
POOL HEATING (GAS)	405.67	4.8%	4,856.98	57.1%	8,500.00
REPAIRS & MAINTENANCE	8,363.22	16.7%	44,556.09	89.1%	50,000.00
RUBBISH REMOVAL	3,916.01	7.8%	27,576.47	55.2%	50,000.00
PATROL/ALARM SERVICES	- 0 -	0.0%	- 0 -	0.0%	2,500.00
SUPPLIES	- 0 -	0.0%	2,391.44	39.9%	6,000.00
WATER & SEWER	1,753.26	7.0%	13,074.67	52.3%	25,000.00
INSURANCE	- 0 -	0.0%	- 0 -	0.0%	100,000.00
PEST CONTROL	620.00	15.5%	2,167.46	54.2%	4,000.00
PROFESSIONAL FEES	(150.00)	-3.8%	1,425.00	35.6%	4,000.00
TELEPHONE EXPENSE	52.86	8.8%	335.86	56.0%	600.00
MISCELLANEOUS EXPENSE	42.30	2.1%	617.18	30.9%	2,000.00
<b>OPERATING EXPENSES</b>	<b>25,865.58</b>	<b>6.0%</b>	<b>200,770.86</b>	<b>46.9%</b>	<b>428,296.00</b>
RESERVE EXPENDITURES	3,750.00	0.7%	6,580.00	1.3%	514,600.00
<b>TOTAL EXPENDITURES</b>	<b>29,615.58</b>	<b>3.1%</b>	<b>207,350.86</b>	<b>22.0%</b>	<b>942,896.00</b>
<b>CASH FLOW:Income-Expenses</b>	<b>36,284.42</b>	<b>-24.5%</b>	<b>252,622.10</b>	<b>-170.5%</b>	<b>(148,136.00)</b>
INCOME TAX	- 0 -	0.0%	(3,103.00)	155.2%	(2,000.00)
TRANSFER TO RESERVE	(36,284.42)	N/A	(251,396.10)	N/A	N/A
TRANSFER FROM RESERVE	- 0 -	0.0%	1,877.00	1.3%	144,136.00
<b>OTHER TRANSACTIONS</b>	<b>(36,284.42)</b>	<b>-25.5%</b>	<b>(252,622.10)</b>	<b>-177.7%</b>	<b>142,136.00</b>
CURRENT BALANCE	5,000.00		5,000.00		

**BALANCE SHEET**

JULY 31, 2016

(Unaudited)

**EUCALYPTUS GROVES OWNERS' ASSOCIATION****ASSETS:**

	Operating Account			\$5,000.00
	Savings/Reserves:	Rate (%)		
MM	Community West Bank # 1502484	0.55	\$282,799.16	
12/1/16	CDARS/TriState Capital # 1019106809	0.65	30,000.00	
9/29/16	CDARS/Pulaski Bank # 1019205629	0.47	92,461.05	
9/29/16	CDARS/United Bank # 1019205629	0.47	7,538.95	
11/17/16	CDARS/1st NBC Bank # 1019063743	0.65	90,000.00	
12/15/16	CDARS/Franklin Synergy Bank # 1019150557	0.57	230,000.00	
8/4/16	CDARS/Park National Bank # 1019217805	0.37	40,000.00	
12/15/16	CDARS/Independent Bank # 1018551078	0.86	150,000.00	
10/13/16	CDARS/Park National Bank # 1018960555	0.64	130,000.00	
1/12/17	CDARS/Bank of China # 1019245582	0.52	70,000.00	
10/13/16	CDARS/Western Alliance Bank # 1019247887	0.47	100,000.00	
9/1/16	CDARS/BTH Bank # 1019115263	0.55	230,000.00	
8/4/16	CDARS/Pulaski Bank # 1019019116	0.57	40,000.00	
10/6/16	CDARS/Five Star Bank # 1019221624	0.47	120,000.00	
8/11/16	CDARS/Monarch Bank # 1019042665	0.55	20,000.00	
8/11/16	CDARS/Western Alliance Bank # 1019042665	0.55	130,000.00	
9/8/16	CDARS/Cardinal Bank # 1019130343	0.55	180,000.00	
12/29/16	CDARS/Bank of China # 1019196263	0.51	50,000.00	
8/11/16	CDARS/United Bank # 1018739239	0.65	110,000.00	
10/6/16	CDARS/Santander Bank # 1018941984	0.64	120,000.00	
1/0/00	Other # -----	0.00	<u>0.00</u>	2,222,799.16

## Accounts Receivable:

Due From Unit Owners

17,740.34

Other Receivables

0.00

17,740.34

**TOTAL ASSETS****\$2,245,539.50**

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**LIABILITIES:**

Accounts Payable

\$0.00

Prepaid Assessments

6,291.10

**TOTAL LIABILITIES**

6,291.10

**FUND BALANCES:**

2,239,248.40

**TOTAL LIABILITIES & FUND BALANCES****\$2,245,539.50**

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Prepared by:


**Bartlein  
& Company, Inc.**  
Managers of Real Property

This report was prepared without audit. Balances in savings/reserve accounts are earning interest daily which may be estimated in calculating current balances. Balances in reserve may include funds in transit as of the date of this report.