



August 2, 2023

**INSPECTION OF BALCONIES & LANDINGS  
SCHEDULED (8/7/23 – 8/16/23)  
FLYER ENCLOSED**

As mentioned in previous newsletters, to comply with Senate Bill 326, the Association will have the balconies and elevated walkways inspected starting next week, weather permitting. The schedule is as follows:

<b>Dates</b>	<b>Buildings</b>
8/7/23	7620 & 7630
8/8/23	7630, 7632, 7634
8/9/23	7634, 7640, 7638
8/10/23	7638, 7636, 7624
8/11/23	7624, 7626, 7628
8/14/23	7628, 7610, 7606
8/15/23	7606, 7602
8/16/23	In case of delays (subject to change)

Attached is a flyer from Focused Inspection Group with dates of inspection. Please take a moment to review. If you have specific questions, please send Breanna Krumins of Focused Group an email to [Breanna@focusedinspections.com](mailto:Breanna@focusedinspections.com) Your cooperation and patience will be greatly appreciated.

**ASPHALT SEAL COAT DELAYED**

After reviewing the existing condition of the black top, the Board decided to wait another year before seal coating the parking lots and driveways. The condition of the asphalt will be reviewed next year.

**ASSOCIATION HIRED SCRIBE**

The Association has hired one of our owners to take on the scribe duties. Along with taking minutes, this person will take on other administrative tasks for the Board.

**FRONT DOOR AREA MUST BE KEPT CLEAR**

As you know, it's important that access to your front door is always available in case of an emergency. Please keep your stoop / path clear so that there's no obstruction to your unit if you or your neighbor ever has a medical situation. Additionally, having personal items in that space would only make your unit look cluttered. Thank you for your cooperation.

**HANDICAP PARKING SPACE BY BLDG 7628  
TO BE RESTRIPED**

The parking space designated for handicap at Bldg. 7628 (facing the railroad tracks) will be re-stenciled and expanded. Please stay tuned.

**BOARD MEETING SCHEDULED VIA ZOOM**

The next Board Meeting is scheduled for **August 10, 2023, at 6PM**, via Zoom

<https://ucsb.zoom.us/j/95672538616>

**Meeting ID: 956 7253 8616**

**Passcode: 71139**

You can also call by dialing:

**+1 669 900 6833** (Hit \*6 to unmute)



## **GUTTERS SCHEDULED TO BE CLEANED (9/25/23 – 9/29/23)**

As part of the regular maintenance routine, the gutters on all buildings will be cleaned toward the end of September. At that time, the debris on the roofs will also be swept off and hauled. The workers have been instructed to knock on the 3<sup>rd</sup> floor front doors prior to getting on the roofs.

## **PARKING REMINDER - REGISTRATION MUST BE CURRENT**

As a reminder, all vehicles at the complex must have current parking stickers... whether you park under the carport or in the open space. All unassigned parking areas (except for the overflow parking lot across from 7602 & 7606) are for 72 hours only. The only “long-term” parking place is located where the old car wash area was. Violators are subject to be towed at vehicle owner’s expense.

## **ASSOC WELCOMES NEW MEMBERS**

The Assoc would like to welcome its latest members: H. Johnson & A. Johnson.

## **CHECK ASSOCIATION WEBSITE [WWW.EUCALYPTUSGROVE.ORG](http://WWW.EUCALYPTUSGROVE.ORG) FOR INFORMATION**

Please check the Association website for the following topics (listed in alphabetical order:)

- Alteration / modification policy
- Balconies / patios
- Dehumidifiers
- Furnace inspection
- Hard floors
- Insurance review recommended
- Mailbox
- Maintenance request
- No short-term rentals
- Parking
- Pets
- Pressure regulators
- Quiet hours
- Remodeling
- Sewer lines
- Smoking prohibited
- Trespassers

## **UPDATING THE BYLAWS & CC&R’S STILL IN THE WORKS**

The process of drafting the CC&R’s is an on- going and lengthy process. The Board received the draft of the By-

laws and CC&Rs back from the attorney and are reviewing them. When they meet the Board’s approval, they will be sent to the owners for review.

## **REPORT BURNT OUT LIGHT BULBS**

For efficiency’s sake, please include all the specific details as to type and location. If it’s a light that is in a location that is a bit more difficult to describe, please include a photo. Preferably, a call would be more efficient. Thank you.

## **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. If 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 Management, 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 usable areas in designated restricted airspace within third-floor units. Adding hardwood flooring should have prior approval to ensure 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.

## **ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATORS & BILL 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.

## **PATIOS & BALCONIES TO BE TIDY; NOT MEANT AS PLACE FOR STORAGE**

As a reminder, your patios and balconies are mainly for patio furniture and not intended to be used as a storage place

for items which do not fit inside your unit. Thank you in advance for keeping your home and your building in an attractive condition. Your neighbors will appreciate your diligence.

### **OWNERS ARE RESPONSIBLE FOR THEIR TENANTS & GUESTS BEHAVIOR**

As a reminder, unit owners are ultimately responsible for the behavior of their renters, renters' guests, contractors, agents, etc. Unfortunately, if one of these people violates an Association rule or policy, the unit owner may ultimately be levied a fine. Rules and regulations are posted on the Association's website [www.eucalyptusgrove.org](http://www.eucalyptusgrove.org). Thank you in advance for informing your renters, guests, etc. of the Association expectations.

### **INSURANCE INFO FOR REFINANCE**

If you are refinancing your home loan, your lender may need to obtain an insurance declaration page. You may call Timothy Cline Insurance Agency at 800-966-9566 and please follow the prompt (or email to [info@clineagency.com](mailto:info@clineagency.com)).

Speaking about insurance, the Association insurance has a \$10,000 deductible while water damage may have a higher amount. 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 Association insurance policy is available upon request.

The Association also carries earthquake insurance with a 5% deductible of the coverage amount (\$35.9M+). 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.

### **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.

### **PROBLEMS WITH MAILBOX LOCK?**

If you have difficulty working your mailbox lock, you may want to spray some silicone lubricant in the lock.

Sometimes, it gets sticky and does not want to turn (or it's because there's a piece of mail that is jammed up against the lock). The Association does not maintain your mailbox lock nor has key to it. You will need to call a locksmith or the Goleta Post Office (805-692-5642).

### **OWNER CONTACT INFORMATION REQUIRED**

As part of the governing documents, all owners are required to provide their 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; Association rules must be given to your tenants (check Association website) and the tenants must abide by the rules; if the tenants fail to comply with the Association rules, it shall be a default under the rental agreement.

### **BOARD MEETING SCHEDULED; AGENDA ENCLOSED;**

The next meeting is **August 10, 2023**, at 6PM, via Zoom. (See Previous Page for Zoom Link).

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 emailed, posted at the mailbox area and/or posted on the website at least 4 days before. Meeting minutes are also posted on the website.

If you wish to physically attend the meeting, you may come to the Management Office at 3944 State St. #200, Santa Barbara. Please call the day before the meeting to let us know that you're planning to come.

If you have renters, you are responsible for forwarding the newsletter to your tenants. Thank you.



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