

**BOARD MEETING SCHEDULED VIA ZOOM & IN PERSON**

The next Board Meeting is scheduled for **April 10th, 2025, 6PM**, via Zoom & at 7610 Meeting Room  
<https://us02web.zoom.us/j/87611166174> Meeting ID: 876 1116 6174 Passcode: EG7610

You can also call by dialing: +1 669 444 9171 US (Hit \*6 to unmute)

**Message from your Board President**

Dear Owners of the Eucalyptus Grove:

On behalf of the Board of Directors, I want to thank you for placing your trust in those you have elected to look after your interests.

We are dedicated to making living at the Grove enjoyable for all of our residents. The new 2025 Board is committed to more properly, correctly, and consistently upholding the obligations and responsibilities of both the Owners and Board members in accordance with our CC&Rs.

Our general goals are:

- ◆ Increase long-term value of our homes.
- ◆ Keep our association fee as low as possible.
- ◆ Maintain the beauty and upkeep of our community.
- ◆ Hold ourselves to the highest Code of Conduct & Ethics.

Your directors are not only volunteers, but we are also Grove homeowners and residents who care a great deal about doing all we can and working hard to maintain and improve our beautiful community. We are also committed to holding ourselves accountable for being financially responsible and professional in our interactions with each other and with our fellow homeowners.

Soon we will be adopting a Code of Conduct & Ethics by which this Board will conduct its work.

We are open to your ideas, and appreciate your input and participation at meetings. We look forward to seeing you at our next board meeting on Thursday April 10th at 6pm.

Sincerely and gratefully yours,

Craig Nicholson, Board President

**2025 Board of Directors**



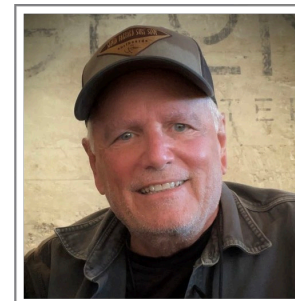
Craig Nicholson, President



Joe Mora, Vice President



Cathy Leyva, Secretary



Tom Doty, Treasurer



Colin Smith, Member-at-Large

**NEW PROPERTY MANAGER**

## FERGUSON MANAGEMENT GROUP

Effective January 15th, 2025, Joseph Ferguson of Ferguson Management Group became the association's new property manager.



### Joseph's contact Information:

- **Phone:** 805-348-4078
- **Email:** [TheGrove@fmgsb.com](mailto:TheGrove@fmgsb.com)
- **Mailing Address:** 27 W. Anapamu St. #170, Santa Barbara, CA 93101

### IF YOU SEE SOMETHING, SAY SOMETHING

We recently had a water leak at 7630, it was noticed late in the day and not mentioned till the next day, the water bill was \$1085 higher than usual. Periodically things fail, it is imperative that homeowners know that our Manager Joseph Ferguson be notified of any emergency as soon as possible. **Phone: 805-348-4078** Thank you.

### FRONTIER UPGRADE TO 100% FIBER UP TO 7 GIG

Board member Colin Smith reported that Frontier requested a site visit; recent rains have delayed this plan. This visit will proceed once the weather conditions have improved.

### UPDATING THE GOVERNING DOCUMENTS

A new attorney has been hired and will conduct a targeted review, evaluating the alternative proposed provisions based on the Civil Code, existing CC&R's, and building plans. Once done, a revised, updated draft of the CC&Rs and Bylaws approved by the Board can then be sent out to Owners for their review and adoption.

### MAKE SURE TO HIT “#” BEFORE ENTERING CODE 1225 AT THE FRONT GATE KIOSK

As a reminder, when entering the access code at the front gate, please make sure to hit the “#” sign before the digits. Otherwise, you will be calling a resident's phone who happens to be assigned a similar code.

### ZOOM CONNECTION INSTRUCTIONS

Join Zoom Meeting

<https://us02web.zoom.us/j/87611166174>

**Meeting ID: 876 1116 6174**

**Passcode: EG7610**

You can also call by dialing:  
+1 669 444 9171 US (Hit \*6 to unmute)

From a laptop or computer:

1. On your web browser navigate to [zoom.us/join](https://zoom.us/join)
2. Type in the "Meeting ID" & "Password" from above when prompted.
3. Wait for the host to start the meeting.

From a phone:

1. Dial into the number listed above.
2. Type In the "Meeting ID" & "Password" from above when prompted.
3. Hit \*6 to unmute.

The meeting will not require attendees to register for Zoom accounts. The Zoom Meeting ID & Password are for Grove Homeowners and residents only. Make sure you are appropriately muted if you Zoom into the meeting.

If you wish to attend the meeting in person, the meeting will take place in the 7610 Meeting Room.

### LANDSCAPE COMMITTEE

On March 11th the Landscape committee members Cathy Leyva and Joe Mora met for a walk around the grounds. Here are some things that were addressed;

1. A drain at 7628 was repaired during heavy rainfall.
2. A tree at 7634 has been identified as a safety concern and will either be removed or trimmed back.
3. Trees leaning against buildings have been trimmed back.
4. Pyracanthas also known as Firethorn will be planted as a security measure near the railroad tracks.
5. A list of broken lights was submitted for repair.
6. A Cox Cable access panel was noted missing by 7606 Unit #104 and will be replaced.
7. Damaged signs along the creek bed by 7638 & 7640 were reported and will be replaced.
8. Trash along the grounds was collected & removed.
9. A homeowner reported that several cigarette butts were accumulating by the fence near the Jacuzzi, these were picked up and thrown away. Unfortunately, by Saturday March 22nd more cigarette butts were seen by this fence.



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





The accumulation of cigarette butts in this area is not only littering, unsightly, and smelly, but it is also a fire hazard. Smoking is only permitted at the 3 designated smoking areas. Smoking is never allowed at the pool area.

The landscape committee is scheduled to meet every other month; the next meet up will be in May.

This walk around is meant to help support Joe and his crew as well as share ideas and concerns homeowners may have with maintaining the beauty and safety of our community. If anyone is interested in joining this committee, please email our property manager Joseph at [TheGrove@fmgbs.com](mailto:TheGrove@fmgbs.com).

### GROUND & COMPLIANCE COMMITTEE

The Board agreed to form a Grounds & Compliance committee. This committee will help ensure CC&R compliance with a focus on maintaining the upkeep of our beautiful community in the Common Areas, Patios & Balconies, and address any safety & compliance concerns by documenting non-compliance, and providing residents with an opportunity to comply before issuing fines.

The G&C committee is scheduled to meet every other month; our first meet up will be sometime in April. If anyone is interested in joining this committee, please email our property manager Joseph at [TheGrove@fmgbs.com](mailto:TheGrove@fmgbs.com).

On Saturday March 29th as part of keeping our buildings looking nice, Cathy Leyva, our gardener Jose Soto, and a few members of Joe Mora's crew, tackled cleaning the cobwebs off half of our (13) buildings. The buildings that were done were; 7640, 7638, 7636, 7634, 7632, 7610, ½ of 7606 and both mail kiosks. The rest of the buildings will have their cobwebs removed by this crew next Saturday April 5th.

### PARKING REMINDER - REGISTRATION MUST BE CURRENT

As a reminder, all vehicles in the complex must have valid, operational registration tags to park in the complex. Also, unless otherwise designated, all unassigned parking areas are for short-term, 72-hour parking only. "Long-term" parking places are located across from 7602 & 7606 on the east side of the parking area. Violators are subject to be towed at vehicle owner's expense.

### REGULARLY CHECK ON YOUR VEHICLE IN LONG TERM PARKING AND ELSEWHERE

If your vehicle is parked in the long-term parking area (upper lot across from 7602 and 7606), or elsewhere, and your vehicle registration has expired, it may be tagged for non-compliance.

Mishaps such as a stolen registration sticker or a registration notice being lost in the mail can occur, thus homeowners need to be proactive. Please check the status of your vehicle regularly, a helpful suggestion would be to place a recurring calendar reminder on your phone to remind you to physically check your vehicle and registration, and set another reminder to remind you when your registration is coming due – so even if you don't receive a registration notice in the mail, you can register online at [dmv.ca.gov](http://dmv.ca.gov) if you wish.

On March 17th, a general email notice was sent out identifying vehicles in violation with expired registration tags. These vehicles were tagged with warning stickers that Owners of these (10) vehicles need to re-register their vehicles, or the vehicles can be towed at the vehicle Owner's expense on or after **April 7th, 2025** if found in the complex with expired registration.

The sticker placed on your vehicle serves as your official warning; while email notifications are an added courtesy. Please verify you have a current and correct email address with [our property manager](#). Owners are responsible for informing tenants. Please ensure your vehicle remains compliant to avoid issues. Remember, all vehicles must display valid registration and abide by the time and space restrictions for the space. Thank you for your cooperation.

### RELOCATION OF DESIGNATED SMOKING AREA NEAR 7610

The relocation of the smoking area near 7610 will be moved farther away from the buildings to the bike rack area by the parking lot. Smoke was affecting units close to

the designated smoking area. The bike rack will be moved to the current smoking area location by 7610. This change will be at no cost to the association, thanks to Joe Mora.

For your neighbors' sake, the Board has banned all smoking in or near buildings. Various designated smoking areas have been established that are outside and away from the buildings. If you or your guests must smoke, please use these designated smoking areas.

### ASSOCIATION ONLY DEALS WITH OWNERS

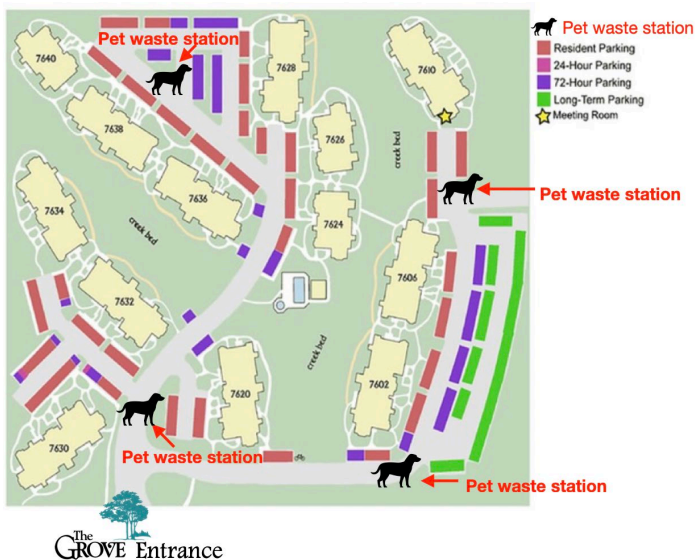
Since the Association has a direct contractual relationship with its members, it only deals with Owners. If renters or guests have an issue or need to deal with the Association, all correspondence and communication must come through the respective Unit owners.

### REPORT TO UNION PACIFIC HOMELESS ENCAMPMENT OR VEGETATION GROWTH

If you see homeless encampment or overgrown vegetation on the Union Pacific (UP) Railroad side, you can email UP at [www.up.com/NotifyUP](http://www.up.com/NotifyUP). You will need to give specific location information. Thank you for your cooperation.

### PLEASE PICK UP AFTER YOUR DOG

It was brought to our attention that some of our dog owners are not picking up after their dogs. As a courtesy, there are (4) dog waste stations around the complex. See map below. We appreciate your help in keeping our community clean.



### REPORT BURNT OUT LIGHT BULBS

For efficiency's sake, when reporting a burnt-out light bulb, 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. Calling is preferred, because this is a potential safety issue, and calling is the most direct/quickest way to alert Joseph (805) 348-4078. Thank you.

### COMMUNITY LIAISON INFORMATION FOR SHERIFF NOTED

The current Community Resource Deputy for Goleta is Officer Connor Worden, 805-729-5240.

His email address is [crw5576@sbsheriff.org](mailto:crw5576@sbsheriff.org). For emergencies, please call "911". Thank you.

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

All exterior alterations (doors, screens, windows, patio flooring, shades, lattice work enclosure, and any building attachments, 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. Please do so at least 7-10 days before the board meeting. Thanks.

### THINKING OF REMODELING?

Unit interior modifications should have prior Board approval. 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 modifying exclusive-use 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.

### PROBLEMS WITH MAILBOX LOCK?



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If you have difficulty working your mailbox lock, sometimes a piece of mail can get jammed up against the lock, or the mechanism needs lubricating. If the latter, you may want to try spraying a [little non-stick dry-film lubricant](#) in the lock. The Association does not maintain your mailbox lock, nor has a key to it. If broken, 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, Owners are required to provide their current information to the Association. If you change your contact information, or if you have tenants or new renters, please provide the names, mailing address, telephone #s, & email addresses. You can email [TheGrove@fmgsb.com](mailto:TheGrove@fmgsb.com) with this information. Please include the unit address to which you are referring.

Please note: Under the CC&R's, 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 tenants fail to comply with the Association rules, it shall be a default under the rental agreement.

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

The next board meeting is **April 10th, 2025** at 6PM in the Meeting Room at Bldg. 7610 and via Zoom. (See Previous Page for Zoom Link). If you wish to attend the meeting in person, you can come to the Meeting Room at Bldg. 7610, which is right off the parking lot.

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

If you have renters, you are responsible for forwarding the Newsletter and other important information and notifications to your tenants. Thank you.

#### **FINAL THOUGHTS**

*Each homeowner and resident can make a positive contribution towards maintaining the cleanliness, beauty, safety, and quality of life for themselves and everyone else at The Grove, by knowing what your obligations and responsibilities are as a homeowner or resident and honoring them. Caring thoughtful acts such as properly looking after one's pets, picking up a piece of trash, driving slowly in the complex, and being considerate of others with regards to noise issues, etc., are some examples which can positively impact one's neighbors when acted upon. Thank you.*

**Ferguson Management Group (805) 348-4078**  
**27 W. Anapamu St., Suite 170 Santa Barbara, CA 93101**  
**Email: [TheGrove@fmgsb.com](mailto:TheGrove@fmgsb.com)**

