

EUCALYPTUS GROVE

OWNERS ASSOCIATION

August 18, 2017

Emailed & Hand Distributed

TO ALL RESIDENTS

Of 7602-7640 Hollister Ave.
Goleta, CA 93117

3rd and Final Notice

Re: Upcoming Asphalt Project (August 21, 2017 – September 1, 2017)

Important! Please Read -- Asphalt Replacement Parking Situation

As many of you know, weather permitting, the Association will be removing and replacing its entire asphalt starting next Monday, August 21st and finishing Friday, September 1st. This replacement will occur in two (2) phases affecting the parking spaces by Buildings 7602 to 7610 and the long term parking lot on the east side during the first week (Aug.21-Aug.25), and Buildings and the parking lots by 7620 to 7640 on the west side during the second week (Aug.28-Sept.1). Barring any surprises, each area affected is scheduled to be closed for one week, Monday through Friday.

All vehicles, including bikes & motorcycles, will need to be removed from these areas starting on Monday at 7AM and will not be allowed to return until Friday after 5PM or until the cones or barricades are removed by Contractor. This means that unless you are an early riser, you will need to make sure your vehicle(s) are removed by Sunday the previous evening. All vehicles found in the affected area (east side the first week and west side the 2nd week) after 7AM on Monday will be towed at vehicle owner's expense. If you only have one vehicle, your assigned space will be unavailable only for one weekday week (Monday to Friday). If you have two vehicles, then you will need to find parking for your 2nd vehicle outside the complex for both weeks. Once the east side is completed, there will be some extra parking available in the Association for those on the west side to use during the 2nd week in our designated long-term parking area.

It must be emphasized, however, that no one will be allowed to park in designated Red, No Parking, Tow-away Zones or curb during the construction. This includes all required Fire Lanes between designated parking areas. **Vehicles found parking in these designated Tow-Away Zones or required Fire Lanes will be towed at vehicle owner's expense. No warning will be given.** Please plan ahead. If your vehicle causes delays or extra costs, you or your unit will be charged.

To help minimize the disruption, the Association has been able to secure temporary parking spaces in the surrounding neighborhood. Currently, we have permission to use about 50+ 24-hour parking spaces and about 20+ night-time-only spaces with LogMeIn (previously Citrix), our immediate neighbor to the east. This parking area is in the back NW parking area closest to Building 7610. The back chain linked gate will be open for foot traffic only, so people can walk in and out to their cars. These spaces will be available as of Saturday, Aug.19th, so people can utilize these spaces before 7AM on Monday, and they will be available until Sept.1st. **People utilizing these spaces should remember that they are guests of LogMeIn and need to be respectful of the property, courteous to the owners and other lot users and employees of LogMeIn, respect the designated parking area for the Grove, and not abuse this privilege. Please only park in permitted area.** LogMeIn is in the middle of a major reshuffle of building occupants. At this time, we are grateful that they are willing to share parking spaces with us. As always, park at your own risk.

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Asphalt Replacement Parking Situation (continued)

Page 2

As mentioned in the previous letter, we have checked with the City park across the street and, unfortunately, the City has declined our request as the parking lot is closed at night. We are also currently waiting (and hoping) for potentially another 100+ parking spaces further west (on the other side of the Mariposa retirement community). However, due to legal liabilities involved, we still have not yet heard back from the attorney as to whether these spaces would be available or not. Hopefully, we will receive permission in the immediate future. You will be notified as soon as we find out.

Regarding street parking, potentially, on the north side of Hollister, there might be some street parking along ViaJero Drive and Las Armas. Please make sure to follow the posted City street signs.

Thus, you should be prepared to possibly be without available parking during the week your area will be affected. If available, one option might be to park at work and commute by bus back home, or find friends outside the Association who can let you park temporarily in their driveway for this short period of time. Please be creative, and please be courteous and considerate of others. If you can help it, please leave the closest temporary parking (such as LogMeIn for both weeks and the Association long-term lot the 2nd week) for those who may have difficulty walking back and forth to their vehicles.

Due to the nature of the project, there will be lots of noise and dust, etc. You are strongly recommended to keep your windows and doors closed when the crew is on site (7AM – 5PM).

The Board appreciates your patience and understanding during this disruptive and potentially very inconvenient week. We apologize in advance for the hassles that you may encounter. However, once done, you will have a whole new parking lot that you can enjoy for many years.

Please notify your guests, tenants, workers, agents, etc. of this upcoming project and please make sure to have your vehicle removed as needed. Thank you again for your patience, cooperation, and flexibility.

Sincerely,

EUCALYPTUS GROVE OWNERS ASSOCIATION BOARD OF DIRECTORS,

By Bartlein & Company, Inc., Managing Agents

James Nguyen

James Nguyen

Vice-President

JN:id