

# EUCALYPTUS GROVE

## OWNERS ASSOCIATION

August 4, 2017

Emailed & Hand Distributed

### TO ALL RESIDENTS

Of 7602-7640 Hollister Ave.  
Goleta, CA 93117

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

### **Important! Please Read -- Asphalt Replacement Parking Situation**

As many of you may know, weather permitting, the Association will be removing and replacing its entire asphalt starting Monday, August 21<sup>st</sup> and finishing Friday, September 1<sup>st</sup>. This replacement will occur in two (2) phases affecting Buildings 7602 to 7610 and the long term parking lot on the east side during the first week (Aug.21-Aug.25), and Buildings 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 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 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.** Please plan ahead.

To help minimize the disruption, both Bartlein & Company, Inc. and the Board have been working to secure temporary parking spaces in the surrounding neighborhood. Currently, we have negotiated about 50 parking spaces with LogMeIn (previously Citrix), our immediate neighbor to the east. This parking will be in the back NW parking area closest to the Grove. The back 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.19<sup>th</sup>, so people can utilize these spaces before 7AM on Monday, and they will be available until Sept.1<sup>st</sup>. **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.** LogMeIn is in the middle of a major reshuffle of building occupants. If possible, there may be a few more spaces available once this move is completed, and they see what is available. We may have an update on this next week.

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Asphalt Replacement Parking Situation (continued)

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Bartlein & Company, Inc. has also checked with the City park across the street but their parking lot will be used as a major staging area for work by the City or County, and is otherwise closed at night. We are also currently negotiating for potentially another 100 parking spaces further west (on the other side of Ellwood School), but owing to legal liabilities involved, we have not yet heard back from the attorney as to whether these spaces would be available or not. Hopefully, we will hear back by next week if these additional parking spaces will be available, but this will still be only one week ahead of the scheduled start of construction.

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.

The Board appreciates your patience and understanding during this disruptive and potentially challenging time. We apologize in advance for the inconvenience. 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.

Sincerely,

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

By Bartlein & Company, Inc., Managing Agents

*James Nguyen*

James Nguyen

Vice-President

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