



June 7, 2018

FUMIGATION OF 7630 & 7638

PLANNED FOR 6/25/18 – 6/27/18

As part of the on-going maintenance, the Association is planning to fumigate Buildings **7630 & 7638 for termites on 6/25/18 – 6/27/18**, weather permitting. The work will be done by Lenz Pest Control (805-962-9151). Please plan ahead. Unfortunately, a couple of weeks ago when 7627 & 7634 were tented, there were 10 units that were charged \$100 to \$500 for delay or being ill-prepared. Please don't make this same mistake as these charges could have been easily prevented.

Notices, authorization forms, and bags have been distributed to the residents. If you own a unit at either 7630 or 7638, please inform your tenants of the planned project and make sure they return the required authorization form to Lenz.

On the day of tenting, each unit will need to give their labeled unit key(s) to the pest control company to keep during the fumigation. For obvious reasons, the unit must be vacant for 3 days and 2 nights. All pets and plants must be out of the unit. (During this time, you may temporarily place your plants in your carport).

When the tent goes up on Monday morning, access to your unit will be available again around 1PM on that following Wednesday.

The Association is only responsible for paying for the cost of fumigation. All other costs including for the temporary relocation will be up to the individual owner/resident.

It is critical that the residents of these buildings are prepared when the time comes. Any charges for delay or rescheduling by Lenz will be passed on to the problematic unit owner. If you rent, please make sure your tenants are aware of the scheduled work.

FUMIGATION OF 7628 & 7634

COMPLETE

The fumigation of Buildings **7628 & 7634 for termites on 5/14/18 – 5/16/18** was eventually accomplished. Many thanks to everyone for making it happened. Unfortunately, 10 Units in these buildings were charged for delays caused by not bagging or improperly bagging ingestibles ahead of time, and other delays caused by not complying with vendor instructions or vacating the Unit on time as requested.

DUMPSTER FOR LARGE ITEMS

DELIVERED (5/28/18 – 6/18/18)

On 5/29/18, Marborg delivered a large dumpster Phase 3 Parking area across from Bldg 7606. If you have large items to throw out, this dumpster is for you. Large items like furniture, mattresses, appliances, etc. are acceptable. However, no household trash, dirt, construction debris, household recyclables, toxic or e-waste or green waste is permitted. The dumpster is scheduled to be picked up on 6/18/18.

Please note: the Association does not offer hauling services so please do not leave large items around. If you have large items to discard, please call your own hauler.

FOUNDATION WORK FOR 7606

PLANNED

At the last few board meetings, there's been discussion on the sloping floor of a couple of units at 7606. Consequently, the Board has been discussing the work to rectify the problem with Carter Construction. At the May Meeting, the Board approved a contract from Carter Construction to support the foundation and re-leveling the building. All planned work should

be under the building so it does not appear that anyone needs to move out. There will be some noise during the working hours. Thank you to the residents of this building for their patience and cooperation.

**BROKEN CURBS AT 7602-7606 PARKING LOT TO BE REPLACED;
PLEASE MOVE YOUR VEHICLE**

There are several broken concrete curbs in the Phase 3 parking lot that will need to be replaced. Over the years, the tree roots, as they get bigger, have cracked the curbs.

In order to replace the curbs, the parking spaces around the broken ones will need to be vacant. Signs will be posted and notices will be distributed. Unfortunately, if a vehicle is in the way when the time comes, that vehicle will be towed at the vehicle owner's expense. Please stay tuned.

If you park in Phase 3 and plan to be away, you may want to leave your car key with a neighbor.

Speaking about of vehicles, there are several vehicles with expired plates and appeared abandoned. Unregistered or abandoned vehicles can be towed at vehicle owner's expense. Please make sure your vehicle is properly registered with current registration sticker on your vehicle.

Thank you.

SLURRY SEAL OF ASPHALT PLANNED

As you know, last year, the asphalt was removed and replaced throughout the complex. For proper curing, the Assoc had to wait about a year before a slurry seal coat can be applied. The slurry seal will be scheduled sometime after the concrete curb project is complete. It will most likely be done in 4 phases and we will ask our neighbors at LogMein to allow us to use their parking lot once again. Please stay tuned.

PICK UP AFTER PET REMINDER

As a reminder, there are doggie stations strategically placed so that all pet owners can pick up after their pet. Thank you for picking up after your pet.

**RESIGNATION RECEIVED;
INTERESTED IN SERVING?**

One of our board members, Nancy Arkin, recently resigned due to traveling schedule. The Association would like to thank Nancy for her service even though it was only for a few months.

If you are an owner and interested in serving on the Board, please submit a very brief bio and brief description of why you'd like to serve to the Board

c/o JamesN@Bartlein.com. The Board will review and consider.

ASSOC WELCOMES NEW MEMBER

The Assoc would like to welcome its latest members: Mr. J. Studarus.

SMOKING CAUSES NUISANCE

As mentioned numerous times before, if you must smoke, please go to one of the designated smoking areas (7606 & 7638). There, you have a nice bench to sit and ash tray to properly discard your cig butts. Additionally, there's a pet waste bag station for your pet as well.

The governing documents prohibit activities that would cause a nuisance to the neighbors. Second hand smoke disturbs neighbors and causes a nuisance to those living nearby (not to mention it's a health hazard). If one thinks that smoking in one patio's or balcony's does not affect anyone, unfortunately, that thinking is incorrect. Please walk a few feet and smoke only in designated areas. Thank you.

REPORT GUTTER OR DOWNSPOUT PROBLEMS

If and when it rains and you notice a problem with a downspout or gutter, please call 805-569-1121 #204. Thank you.

NO DOGS ALLOWED OVER 25 LBS

As a reminder, per the CC&R's, only one (1) dog is allowed per unit and no dogs are allowed in the complex that weigh over 25 pounds.

In addition, visitors are not permitted to bring their pets into the complex at any time. This includes visitor dogs, large or small, unless the animal provides recognized assistance under the Fair Housing Act.

If you have a guest with a dog, please request that your guest leave the dog at home.

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. 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.

Speaking about insurance, the Association insurance has a \$10,000 deductible. 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.

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? PLEASE CALL MANAGEMENT

If you see a maintenance issue around the complex, for faster response, please call 569-1121 #204. You may also send an email to JamesN@Bartlein.com but if you do not hear back within a couple of days, please call. 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.

INFORMATION REQUIRED

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

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; AGENDA ENCLOSED;

The next monthly Board Meeting is scheduled for **Thursday, June 14, 2018, at 6PM**, at 7610 Hollister Ave. in the Meeting Room. Unless otherwise notified, the 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 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.**

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