



NO SOLICITATION PERMITTED

As a reminder, there is no solicitation allowed at the complex. No individuals, businesses, organizations may distribute papers or make personal visits to units. If you receive a flyer or advertisement at your front door seeking your business, please contact that business or organization and ask them to cease. From time to time, residents will get notices from the Association or its agents regarding upcoming projects. Thank you.

VEHICLES SLATED TO BE TOWED

Recently, several vehicles were found in the complex to be in violation of Grove parking regulations. These vehicles were unregistered and exhibited missing or expired registration tags. These vehicles were tagged with a warning sticker that it was improperly parked with expired plates. The vehicles & location tagged for towing include:

Blue Jeep (7KMU257), Unit 230? next to building 7626

Red Chevy El Camino (67 EL C), Phase III long-term parking area.

Remember, all vehicles parked in the Grove must display valid, operational registration tags and license plates. This is true regardless of where the vehicle is parked. These vehicle owners will have until September 30, 2018, to properly register their vehicles. IF the vehicle is found in the complex on or after September 30, 2018, with expired plates, the car can and will be towed without further warning for this reason at the vehicle owner's expense.

If you are the owner of one of these vehicles, please comply with the Assoc policy. Thank you.

September 8, 2018

Recently, another vehicle (VW Jetta) was found in the complex to be in violation of the Assoc parking regulations.

The vehicle exhibited expired registration tags. This vehicle was tagged with a warning sticker that it was improperly parked with expired plates. The vehicle & location tagged for towing was:

Dark Gray VW Jetta (7JUP060) near bldg 7620.

Remember, all vehicles parked in the Grove must display valid, operational registration tags and license plates. This is true regardless of where the vehicle is parked. The owner of this vehicle (VW Jetta) will have until October 15, 2018, to properly register their vehicle. IF the vehicle is found in the complex on or after October 15, 2018, with expired plates, the car can and will be towed without further warning for this reason at the vehicle owner's expense. In addition, repeat offenders can be towed at owner's expense without any further warning.

If you are the owner of this Jetta, please comply with the Assoc policy. Thank you.

FRONT GATE BEING REBUILT

The front gate has been replaced and the front gate system (new wiring and mechanical parts) is slowly being put back together.

NEED RECYCLING INFORMATION?

Ever confused on recycling information? Please visit www.marborg.com or www.lessismore.org for specific information. Thank you for recycling.

NEW LIGHT FIXTURES INSTALLED

New staircase light fixtures were installed at Bldg 7640. These new lights should give better illumination for going up and down.

**FOUNDATION WORK FOR 7606
PLANNED**

Due to reported movement in the foundation of 7606, the Board has hired Carter Construction to address this issue. The project, unfortunately, is a lengthy process due to several factors: soil engineer, structural engineer, permitting process, etc.

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.

MAINTENANCE OF UNITS REMINDER

While the decorating and furnishing of each unit is up to the unit owner, however, each unit must be kept in a clean, sanitary, workable, and attractive condition (per the CC&R's). It is important to keep one's unit from becoming a place where it harbors rodents, insects, mold, etc. Those living by you will appreciate your help.

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.

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 renters are strongly encouraged to get renters insurance.

**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, September 13, 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. Meeting minutes are also posted on the Assoc website. If you rent, you are responsible to forward the newsletter to your tenants. Thank you.

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