



August 4, 2018

**ASPHALT SEALING PLANNED FOR  
W/ENDS OF 8/10/18 & 8/17/18  
(See Attached)**

As you know by now from all the recent notices and emails, weather permitting, the sealing of the asphalt will be done in 2 phases starting next weekend. Please be prepared as stated in the notices. Vehicles that are in the way will be towed at vehicle owners' expense. Please notify your renters, guests, agents, workers, etc. Additionally, please do not park in the fire lane or red zone as well. Thank you.

**ASSOC OWNER INFO ENCLOSED;  
PLEASE COMPLETE & RETURN**

Enclosed is the Assoc Owner Information Form. The Assoc is required to send this form out to its owners annually. Please complete and return it. You may return it via mail, email, fax or drop it off at our office. Thank you in advance for your cooperation.

**SMOKING AREA WITH DOGGIE BAG  
STATION INSTALLED BY 7602**

A new smoking station was recently installed by 7602 near the fence that borders Hollister. While the Assoc does not encourage smoking, if you really need to smoke, here is one more place for smokers to go. Please keep in mind of the dry condition and fire hazards that exist.

**CONCRETE CURB REPLACED**

Several broken concrete curbs across from 7602 & 7606 were recently replaced. Many thanks to all who moved their vehicles as needed.

**NEW LIGHT FIXTURES INSTALLED**

New staircase light fixtures were installed at Bldg 7610. 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.

**RESIGNATION RECEIVED;  
INTERESTED IN SERVING?**

One of our board members, Nancy Arkin, recently resigned. 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](mailto:JamesN@Bartlein.com). The Board will review and consider.

**ASSOC WELCOMES NEW MEMBERS**

The Assoc would like to welcome its latest members: A. Jacobs, B. Zhou, M. Schlesselmann.

**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](mailto: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](mailto: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](mailto: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, August 9, 2018, at 6PM**, at 7610 Hollister Ave. in the Meeting Room. Unless otherwise notified, the board meetings are usually on the 2<sup>nd</sup> 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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