



**VEHICLES MUST BE CURRENTLY
REGISTERED OR SUBJECT TO BE
TOWED AT VEH. OWNER'S EXPENSE**

October 1, 2015

As a reminder, all vehicles parked in the Grove must be currently registered and in proper working condition. As of last week, it appears that the following vehicles have expired registration and are subject to be towed at the respective vehicle owner's expense.

Black Mercedes 380SL (3KGL523)
Maroon Chrysler Cruiser (7DOP475)
Silver Honda Civic (7HOK439)
Silver Saab 900S (3VZP722)

Thank you for promptly bringing your registration current.

**IN MEMORY OF BILL BOLD;
POSITION AVAILABLE**

The Association would like to extend its condolences to Bill Bold's family and friends. Bill passed away in early September after a long illness.

He was a former long-time owner, board member, and most recently, the person taking care of numerous items for the Association. His duties included being in charge of replacing light bulbs, taking the minutes, dealing with the Association's website, keeping up with the gate system, ordering and installing name slats at the front directory, and inputting information into the front gate.

If you are interested in this part time paid position, please send an email to the Board at JamesN@Bartlein.com. Thank you.

**JACUZZI OUT OF ORDER DUE
TO APPARENT ELECTRICAL
PROBLEM UNDER POOL DECK**

As you know, the Jacuzzi has been out of order for several weeks. Apparently, there is an electrical problem under the pool/Jacuzzi deck. We apologize for the delay and inconvenience. Due to the expected high cost from the first bid, the Association is seeking a 2nd bid which, unfortunately, is taking a longer time than expected. Please accept our apology.

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 you can, please include a photo. Thank you.

**WATER BEING WASTED AT POOL
BATHROOMS**

Recently, the toilet at the pool was found running non-stop overnight. What a waste of water it was.

When using the pool shower or bathrooms, please make sure to turn off the water completely. If you use the toilet, after flushing, please wait a few seconds to make sure the tank stops filling. Otherwise, if for some reason the flapper gets caught, it can waste a significant amount of water. Thank you for your help.

While on the topic of the pool, please remember that there's no smoking, no glass, no pets in the pool area. Unit owners may be fined for their tenants not following the Association rules.

SMOKE RISES & CAUSING NUISANCE

As a reminder, smoke rises and can get into the units above. Even if you smoke inside your unit, somehow, the smoke can get into the vent and the drywall and infiltrate into the unit(s) above you. Before lighting up a cigarette, please be considerate of your neighbors. Thank you for your consideration.

FURNACE INSPECTION SUGGESTED

While it is still quite warm and it's hard to even think about using your furnace. However, Fall is around the corner and you may want to consider having the Gas Company inspect your gas furnace. They usually check it at no cost but will not make repairs. Their number is 1-800-427-2200 and please follow the menu.

PET REMINDER

Due to the limited space and thin walls, owners may have **ONLY ONE DOG OR ONE CAT**. (The dog must be 25 pounds or less when fully grown). When outside, your pet should be controlled by a leash. Residents must take necessary steps to ensure that their pet does not cause any odor or noise that would infringe on others right to their space and peace. For obvious reasons, please clean up after your own pet. There is a dog run near the front gate with disposable bags for your convenience.

**PROCEDURES DEALING WITH
LEAK FROM UNIT ABOVE**

Once in a while, if you live on the 1st or 2nd floor, you may experience a leak directly coming from the above unit. Usually, the leak happens in or around the bathroom. When this happens, please go upstairs and notify your neighbor to stop using the water and inspect the plumbing. Sometime, the leak is not very evident as it may be due from the shower or tub drain or ice maker or under your sink. Either way, for the unit receiving water, it might be wise to put a small hole (size of a pencil head) to drain the water. Of course, catch the water with a bucket. Or if the leak comes from the bathroom ceiling, a small hole above the tub might be best to allow water to drain straight into the tub. For the unit above, it would be wise to contact a plumbing contractor to have

your unit checked. It would be up to the 2 unit owners to deal with each other regarding the damage that may occur. If you are unable to get a hold of the unit owners involved, please call Management to assist.

**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?
CALL MANAGEMENT**

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to JamesN@Bartlein.com 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.

NEW INFORMATION NEEDED

It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

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; REQUEST TO BE IN WRITING

The next monthly Board Meeting is scheduled for **Thursday, October 8, 2015**, at 6PM, at 7610 Hollister Ave (Meeting Room). Unless otherwise notified, the board meetings are usually on the 2nd Thursday of the month. The December meeting will be on the 17th. 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.**
(805) 569-1121 FAX (805) 682-4341
3944 State Street, Suite 200
Santa Barbara, CA 93105
Email: jamesn@bartlein.com

 Bartlein
& Company, Inc.