



## ASSOCIATION NEWSLETTER

November 18, 2013

### **2014 BUDGET ENCLOSED FEES TO REMAIN THE SAME**

Enclosed is your 2014 Budget with projected year-end amounts. In early January, you will receive another copy with “actual” year-end numbers. As you can see, the Budget calls for the fee to remain unchanged at...

# \$380/month

If you would like to sign up for the auto pay program, a free service that deducts the assoc fee from your checking account, please call the number below.

### **CHRISTMAS BONUS FOR OUR GARDENER SUGGESTED**

As you know, the gardener, Jose Soto, has been and is a diligent worker. He takes great pride in his work and our landscape reflects it. It is that time of the year, if you wish, you can give him a token gift, as a way of showing your appreciation. Again, if you would like to send him a gift, please make your check payable to “Jose Soto”, and put in the Memo Line, “EG Gardener”. Please send your check to the Association, c/o 3944 State St #200, Santa Barbara, CA 93105. What we’d like to do is to collect the checks and give them to him about a week before Christmas. Thank you.

### **RUNNING APPLIANCE LATE AT NIGHT CAUSING DISTURBANCE (Before 10PM & after 7AM)**

As a reminder, for the sake of those living nearby, please be done with your laundry by 10PM and refrain from starting before 7AM. Your neighbors will appreciate your cooperation.

### **ANNUAL MEETING PLANNED FOR JAN 9, 2014 (6PM)**

The Annual Membership Meeting is planned for **January 9, 2014, at 6PM, at the Goleta Valley Center (5679 Hollister Ave, Goleta)**. A formal notice will be sent in your December Newsletter. Please mark your calendar and plan to attend. There will be 3 positions, for 2 year-term each, on the Board available. If you are interested in serving, please have someone nominate you at the Meeting or you may nominate yourself. If the Assoc has more than 3 candidates, a secret ballot must be sent.

### **EUC TREES TO BE TREATED**

As part of the on-going maintenance program, the eucalyptus trees will be fertilized and treated sometime in January. These treatments will help the trees to stay healthy and possibly fight off any infestation.

### **ANT PROBLEM?**

If you have an ant problem in your unit and would not prefer using chemicals, you may want to try a tiny line of cornstarch at your baseboard or wherever they may be coming in. Apparently, the ants carry back the grains to their nests and they are exterminated.

### **DEHUMIDIFIERS SUGGESTED**

According to the weather experts, apparently, next year will be a wet year for our area. In order to minimize possible musty smell in your home, especially if you live in a lower unit, you may want to get a few dehumidifiers to extract moisture out of the air. In addition, during the damp months, you may also want to leave a fan or something on to circulate the air. And when

you're home, if possible, you may want to leave a door or window open for fresh air.

### **CALL THE GAS COMPANY TO CHECK ON FURNACE**

To beat the rush, you may want to call the Gas Co. to check your furnace. Usually, there is no charge. You can call 1-800-427-2200 and follow the menu or prompt. The Gas Co. will not clean, repair or maintain your furnace unit but they will inspect and if needed, tell you the condition of your unit.

### **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](mailto: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.

### **BOARD MEETING SCHEDULED; REQUEST TO BE IN WRITING**

The next monthly Board Meeting is scheduled for **Monday, December 2, 2013**, at 6PM, at 7610 Hollister Ave. 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 will be posted at the mailbox area and/or on the website several days before.

# HAPPY THANKSGIVING!

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