



July 7, 2018

FUMIGATION OF 7630 & 7638 COMPLETE LATE JUNE

Late last month, the Assoc had both of the above buildings tented for termites. Many thanks to all the residents of these 2 bldgs for their cooperation. These buildings were the 3rd and 4th ones to be fumigated this year.

Speaking about termites...

Around this time of the year and as it becomes warmer, you may find termites swarming and landing around your unit. This is typical and will probably last until early Fall. Upon landing, termites will usually drop their wings and start to crawl around to find a place to bore (eat) through. The best thing to get rid of them is to simply vacuum them up or use a fly swatter to exterminate them. If allowed, they usually like to eat untreated or moist wood. So if you see sawdust type of material in your furniture or cabinets or interior doors, you can buy a spray can for termites and spot treat yourself. Each can comes with a nozzle to inject into a small hole created by these wood eating insects. Anyhow, the can costs about \$10 or so and can be bought at OSH or Home Depot. If you see that they gotten into the structure, please call the Assoc for a spot treatment. Thank you.

2 NEW SMOKING STATIONS WITH DOGGIE BAGS PLANNED

To give our smoking residents greater flexibility and more areas to smoke, the Association will be installing 2 new smoking designated areas: one by the front entry and the other one near the mailbox by 7602 in Phase 3 area. The goal is to get these done sometime this month. Anyhow, please do not smoke in or around your unit or your building. Your smoke will cause a nuisance to your neighbors. Thank you.

ASPHALT TO BE SEALED; CONCRETE CURB TO BE REPLACED

To complete the asphalt project that began last year, the Association will be seal coating the black top in a few months. The work will be done in 2 phases (on weekends) and each phase, weather pending, will take about 36 hours or so. We are hoping that LOGMEIN will allow the Assoc to use their parking lot again like last time. Notices will be distributed. Please stay tuned.

Prior to seal coating, 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.

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 due to her 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.

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.

NEW LOUNGE CHAISES BOUGHT

Several new chaises were recently purchased for the pool area. Thank you in advance for taking care of the pool furniture. As required by County Health Dept, please make sure all furniture is kept 4' from the edge of the pool for safety purposes. Thank you.

PLEASE PUT TRASH IN DUMPSTER

Someone that is using the dumpster by 7620 continues to leave a bag outside of the trash dumpster or recycling containers. As a courtesy to your neighbors, please deposit your discard directly into the dumpster or containers. If it's recyclable, please flatten the box or jug prior to putting it into the recycling cart.

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 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, July 12, 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.

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