



## ASSOCIATION NEWSLETTER

September 8, 2014

### CATHY LEYVA APPOINTED TO BOARD

At the August Board Meeting, Cathy Leyva was appointed to the Board to fill a vacant spot left by Mary Scott. Cathy, a long time owner, has previously served on the Board for many years. The Board looks forward to her contribution.

### REGULATORS LEAKING AT 7626

It was reported today that there are 2 pressure regulators at Bldg 7626 that are leaking. If you own or live in this building, please take a moment to walk around the building. The pressure regulator is an upside down bell-shaped instrument to regulate water pressure from the meter to the unit. Each unit owner is responsible to take care of his/her regulator. Thank you in advance for your prompt attention.

### ALL EXTERIOR ALTERATIONS REQUIRE BOARD'S PRE-APPROVAL

In order to keep things uniform, all exterior alterations must have the Board's pre-approval. Otherwise, the Board will ask you to restore the common area at your own cost or have it done and pass all related costs on to you. 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. Thank you.

### FACILITIES HOURS OF OPERATION REMINDER

The pool, spa, sauna and adjoining areas are open seven days a week (Sunday - Saturday) during the following hours:

**Sunday - Thursday 7 AM - 10 PM**  
**Friday - Saturday 7 AM - 11 PM**

The Exercise Room will be open:

**Sunday - Saturday 7AM - 8PM**

Please respect these hours of operation. They are designed with the consideration of your neighbors and fellow residents in mind. Be aware that both residents and non-residents found using these facilities after the posted hours of operation are trespassing, and, therefore, can be treated accordingly.

### CLOSED UTILITY DOORS ENHANCED LOOKS OF UNIT

Keeping your utility doors closed (where water heater and/or laundry machines are kept) will help your unit to look neat and clean, especially if you live on the ground floor where it can be easily seen. Otherwise, your unit and building may look unsightly. Keeping your utility doors closed will also protect your belongings from the weather. Thank you for your cooperation.

### PARKING POLICY REITERATION

Parking in unassigned spaces is limited to 72 hrs (unless otherwise posted) - except on the east side of the Phase III main lot (east side of complex), where designated long-term parking is provided for authorized vehicles in compliance with all the regulations. Please respect these posted parking time limits.

*Violators are subject to removal of their vehicles from the Grove property at the vehicle owner's expense. Unless immediate removal is required, a one-to-three day notice will be*

*posted, depending on the type of violation. The vehicle will then be removed. A notice or warning of violation is a courtesy. Flagrant violators or repeat offenders are subject to immediate towing for parking violations without further notice or warning.*

### **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 **Thursday, September 11, 2014**, at 6PM, at the Meeting Room of Bldg 7610 at our complex. 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.

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