



## ASSOCIATION NEWSLETTER

July 11, 2015

### UNAUTHORIZED MODIFICATIONS NOTED

As you know, all exterior alterations require the Board's pre-approval. Unfortunately, there appears to be several units that are in violation. Here are some examples of such violations:

- Use of front landing or stoop for storage;
- Front door with more than 25% glass;
- Hanging items from balcony or patio ceiling;
- Planting or cutting plants in the common area;
- Storing items outside of the private patios.

If you are doing any of these activities, please promptly rectify the situation. Thank you.

### SHORT TERM RENTALS NOT ALLOWED

As a reminder, no short term rental or leasing is allowed as it's considered doing business or the unit is considered being used for commercial purposes. The City also considers short-term rental as hotel or in the transient category and will require certain permit or license and bed taxes. All rentals must be more than 30 days.

### BOARD EXPLORING NEW ENTRY GATE SYSTEM

For the past several years, the Board has been looking into a new front gate intercom system which would accept the current cards and gate clickers. At this time, it appears that the reality of having this system may possibly be in the not- too- far-distant future. If and when this happens, the list of names & units numbers would most likely be eliminated.

### 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.

### CREEKBED NOT TO BE USED AS A PLAYGROUND

Just a reminder that no one should be in the creek bed except for official business. Please keep children away from the creek bed as they may damage the plants and cause soil erosion.

### 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 you can, please include a photo. Thank you.

### LG FRAME TO HOLD HEAVY BAG FOUND IN EXERCISE ROOM

Recently, a large frame to hold a heavy bag found its way in the Exercise Room. If this frame belongs to you, please promptly remove it. The Board did not authorize the installation of this large frame. Otherwise, the Board may haul it off without further warning.

### **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. 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](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, August 13, 2015**, 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 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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