



ASSOCIATION NEWSLETTER

April 4, 2015

PAINT CANS LEFT AT 7632 TRASH ENCLOSURE

Several weeks ago, someone left about 14 cans of paint at the above enclosure. Unfortunately, it will cost the Association a significant amount to have them hauled and properly recycled. However, if an owner(s) takes them to UCSB Recycling Center, then it's usually free - subject to certain limitation. If you know from which unit these cans came, please call (or email) the number below.

TRASH DUMPSTER FOR HOUSEHOLD TRASH ONLY

Recently, one of the units by 7632 filled a dumpster with construction trash. As a reminder, the trash dumpsters are only for regular household trash. If you have a remodel project, please have your contractor haul away the construction debris. Thank you.

SAUNA HEATER MUST BE KEPT CLEAR

Recently someone found a pair of shorts on top of the hot sauna heater. The heater was hot and melted the plastic waist band. This situation could have resulted in a possible fire. As a reminder, please do not place anything on top of the sauna heater. Additionally, please read and follow the instructions. Thank you for your help.

ASSOC WELCOMES NEW MEMBER

The Association would like to welcome its latest member: Mr. C. Smith.

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.

DOG WASTE NEEDS TO BE PICKED UP

As a courtesy to your neighbors, please remember to pick up after your pet. Thank you.

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. 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, April 9, 2015**, at 6PM, at 7610 Hollister Ave (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.

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