



## ASSOCIATION NEWSLETTER

February 7, 2015

### ADJOURNED MEETING HELD

Due to a lack of quorum at January 8<sup>th</sup> Annual Meeting, the adjourned meeting was held on February 5, 2015, at 6PM, at Bldg. 7610 Meeting Room. There were 86 units represented in person or by proxy. The Board, with its proxies, ratified the decisions made at the Jan 8<sup>th</sup> meeting. Cathy Leyva & Howard Lange were elected to the Board for a 2 year term. The following members are the Board officers:

Craig Nicholson	President	(2016)
Cathy Leyva	Secretary	(2017)
Jaime Escobedo	Treasurer	(2016)
Joe Mora	VP	(2016)
Howard Lange	2 <sup>nd</sup> VP	(2017)

Many thanks to all who returned their proxies.

### 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. Thank you.

### LANDSCAPE AROUND 7640 TO BE RENOVATED; DRIP CONVERSION

The landscape around Bldg 7640 will be renovated with new plants and the irrigation will be converted to drip. Including in this project is the area by the carport facing the railroad tracks. If you are storing anything in the carport that run along the tracks, please promptly remove them or they will be considered abandoned. The carports are only meant for vehicles.

### NEWLY REVISED GUIDELINES ENCLOSED

Enclosed is your copy of the Revised Resident Guidelines. As you know, for the past several months, the Board has been working hard at updating the Resident Guidelines with owners' input. Please make sure your tenant(s) receive a copy. You should also be able to retrieve a copy from the Association website.

### 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, March 12, 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.

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