



**ASPHALT PLANNED TO BE  
REMOVED & REPLACED  
(See attached letter & map)**

August 5, 2017

As mentioned in previous newsletters and correspondence, the Association will be replacing the asphalt throughout the Development, weather permitting. This project is going to be a high-impact project which will, obviously, affect everyone. To shorten the inconvenience, the project will be done in just 2 phases to, hopefully, minimize the hassle.

**Please read attached flyer & map.**

Yesterday, these documents were emailed to everyone who gave their email addresses as well as hand delivered to every unit. Additionally, they were also posted at the mailbox kiosks. Please be flexible, prepared, and comply.

The dates are as follows:

**8/21/17 (7AM) – 8/25/17 (5PM)**

**Bldgs 7602 - 7610 (Area marked in yellow);**

**8/28/17 (7AM) – 9/1/17 (5PM)**

**Bldgs 7620 – 7640 (Area marked in red)**

For the weekend in between these 2 weeks, you should be able to park back in your space. However, if you are involved with the second half (red area) of the project, please make sure that your vehicle is gone by 7 AM on Monday, 8/28/17.

For obvious reasons, all vehicles must be removed from the designated area at the beginning of each phase. Vehicles that are not moved will be towed at vehicle owner's expense. All vehicles must remain off of the area being worked on until it is finished. Any damage (or delay) caused and restoration costs will be passed on to the unit owner.

If you rent, please notify your tenants. If you plan to be away, please have someone move your vehicle for you.

Please keep in mind that there will be noise, dust, and potential unplanned issues so the Association asks for everyone's flexibility, patience, and cooperation. To minimize noise, dust, smell, etc, please keep your doors and windows closed while the crew is at work.

Please stay tuned. As more information becomes available, emails will be sent and/or notices will be posted and/or distributed.

If you park off-site, please remember that you're a guest so please be considerate and respectful to the property owner and/or those living or working nearby.

Thank you in advance for your help.



**TRASH RATE PROPOSED TO  
INCREASE BY 18%+;  
FLYER ATTACHED**

The City of Goleta has proposed to increase the Solid Waste Collection Rates. Attached is a notice from the City which the Assoc recently received. Currently, the Assoc pays about \$4,000+ per month. If this new rate is approved, the monthly trash bill will be around \$4,700+. You are welcome to respond to the City accordingly.

**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 able, please include a photo. Thank you.

**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 weighing over 25 pounds...even visitor's dog. If you have a guest with an oversized dog, please ask your guest to leave the dog at home. 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?  
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.

**INFORMATION REQUIRED**

As part of the civil codes, 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](mailto: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 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, August 10, 2017, 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.

Prepared by: BARTLEIN & COMPANY, INC.  
(805) 569-1121 FAX (805) 682-4341  
3944 State Street, Suite 200  
Santa Barbara, CA 93105  
Email: [jamesn@bartlein.com](mailto:jamesn@bartlein.com)