

UNIVERSITY GLEN HOMEOWNERS' ADVISORY COUNCIL
Minutes for Thursday, January 19, 2017 (6 PM)
Conference Room of University Glen Apartments, Town Center
45 Rincon Drive, Camarillo, CA

1. Call to Order

- a) 6:05pm by Russ Petruzzelli, HAC Chair. HAC Present: Kayleigh Fry, Susan Engelman, Dianna Estes. Absent: Julie Rutherford.

2. Approval of Minutes

There are no minutes for December 2016. We held a special meeting for the CSUCI facilities to brief the future development of Phase 2c. Slide show information and facts are up on the [CSUCI 2025 web page](#). The site discusses the demographics of the new development.

3. Public Safety Report (Officer Curtis DeBoni, CSUSI Police Department)

- a) Vehicle damaged on Santa Cruz Island Dr around dec 25th–29th. Dents, paint scratches.
- b) A package was ordered on line and package was never delivered.
- c) Students will be back this week for school to start next week.
- d) Alleged rapes on campus during Sep/Oct 2016: Students and faculty were notified in November. Residents were not. Information should have been distributed via CI Alert Residents page. There are tight regulations when distributing information out to residents regarding legal matters and confidential/undisclosed cases.
 - i. For future, neighborhood reporting will be part of reporting decision process.

4. Management Office Report (VIC, E&S Ring, and CI/Site Authority reps)

- a) No Site Authority representatives attended. No VIC reps. Future property manager, E&S Ring and Ben Gorden from Kennedy Wilson were present.
- b) Kennedy Wilson (KW) (E&S Ring) has been selected to replace VIC for community management duties. The change is effective February 1st. Contract fee of \$9400/month from our CAM fees (pro rata costs shared by homes and apartments) remains the same.
- c) New Community Manager: Jake Friesen (employee hired by Kennedy Wilson)
 - a. Jake will initially reside in a local apartment. The new management office will be located in the leasing offices within the TownCenter. Jake is a registered architect and high level of experience in management of common areas.
 - b. He will represent the Site Authority and handles common area requests and decisions, ultimately.

- c. Russ commented that the company storing cars in phase 2C are moving cars in and out on the weekend. Business hours are stated as Monday through Friday. Jake will follow up with Site Authority and the car management company.
- d) Ben Gordon – KW
 - a. KW purchased the town center and for-rent apartments. They will be managing the common areas in place of VIC.
 - b. Business will go on as usual for the month of Feb (Cam Payment, work orders, etc). New systems will be used within the first 30-60 days.
 - c. Town Center remodel: amenity space, gym, study rooms, communal tables, kitchenette, and leasing space as well. Further information regarding current common areas will be discussed.
 - i. Poll on nextdoor would be able to survey the neighborhoods thoughts.
 - ii. Conference-like space in the remodeled leasing offices will still be available for HAC meetings
 - d. Open amenity spaces will be available to public and will most likely not be rented out for any particular party.
 - e. Common spaces will be updated and modernized.
- e) Resident requests a map of the common areas and what the definition of common area is and who is responsible for what.

5. Unfinished Business

- a) Uglen Residents' FAQ page
 - a. This is being considered. An independently run resident's website wouldn't replace the Ground Sublease. This web page could be on the CSUCI site or a separate site. It would highlight the important facts within the Sublease.
- b) Tree Trimming contract status?
 - a. Tree trimming has begun. It is still on a three year rotation schedule. This topic will be closed, as the project seems to be in process. They may look at certain trees within the neighborhood that do require more maintenance. This could alter the schedule in the future. One-off requests can still be scheduled through condo café. The three year cycle doesn't seem to be adequate. Arborist orchestrates the periodic trimming. Maintenance handles one-off. A two year cycle could be considered. Arborist did identify and remove several diseased trees. Those removed trees should be replaced.
- c) Street lighting improvements/Bollards along Channel Islands Drive
 - a. No current lighting on CI drive on the South Side. Street lights are pricey and there has been no actions taken. Jake would be working with Site Authority to discuss the future actions. Solar bollards could be an option to save costs. To continue as unfinished business.
- d) Paint the curb red: Corner of Santa Cruz Island Dr & Channel Islands. (near bus stop)

- a. Curb painting survey of the whole neighborhood is supposedly complete. The results of the survey have not been published. VIC was supposed to follow-up. Jake will follow-up.

6. **New Business**

- a) CAM Fee payments
 - a. Mix-up on CAM fees: A number of resident's payments were not delivered by the Post Office. This will possibly be resolved when KW uses new system.
- b) Common Area Trees: Responsibility and Liabilities. Repairs
 - a. Need better clarification as to when Site Authority is responsible for tree damage, who is responsible for the damage, etc.
 - b. Trees at the back of the commons park are dead. They were planted after the fire as replacement trees. They are located back by the fence.
- c) Vine trimming on town homes and single family homes.
 - a. Not sure if this was in preparation for painting.
 - b. Not sure that this was done out of policy or a maintenance individual acting alone.
- d) Painting Stand-Alone Homes: Update on paint quotes (& Window Cleaning)
 - a. E&S Ring now has a contract now with a company to do the painting. Expected time 6 months. Apartments to be done with a new, modern paint scheme. It will still fit the theme. Color schemes are being finalized. Town center will also be painted. Town homes are also incorporated into the contract. Individual homes are responsible for their own painting. There will be pricing per home plan. This plan will be distributed to the community forthcoming at the next HAC meeting. The order and phasing plan has not been settled. The age of the buildings will be taken into consideration. All previously painted surfaces are considered, including stucco repair.

7. **Ongoing Status Reports**

- a) Russ brought up that there have been numerous complaints that dog poop is not getting picked up. Asked if implementing a DNA registration process might be needed.

8. **Architectural Reviews** None.

9. **Construction Updates**

- a) E&S Ring is working on a project to seal and slurry roads and repaint lines. No timelines as of today. This would fall under reserve capital funds. Should this fall under infrastructure? Community Management will follow-up.
 - a. Reserve funds will also be updated and researched. Reserve study is published on the website. Occurs every two years. Homeowners want monthly account overview regarding allocation of funds to specific neighborhood sectors. KW, as of Feb, will be responsible for budgeting and financials.

10. Upcoming Events

Live Music Community Event: Friday February 3rd, 5:30 PM to 7:30 PM, The Sage Band in Town Center – Bring the family, have a picnic.

11. Public Comments

- a) Parking – not handled by officers. Parking in alleys. If there is an eminent threat, the dispatcher number can be called for non-emergencies, and someone can be sent out to deal with parking issues.
 - i. Enforcement of one car in the garage rule. This has never really been enforced because it cannot be enforced. Solutions need to be discussed. A flier could be sent around to residents as a reminder.
 - ii. If the parking within the apartment parking lots is only available to renters, is this also applicable to the streets. KW and ENSRing will continue this topic and it will be escalated.
 - iii. Students with visitor passes that also display a visitor pass. Students that have a visitor pass but don't seem to be a resident in a dwelling.
 - iv. 5pm – 7am you can park anywhere and parking is not enforced.
 - v. Can there be a few spots on campus designated for residents down by Islands Café? Escalated to Jake at KW.

12. HAC Comments No additional comments.

13. Future Neighborhood Improvements

The following items are on a “Wish List” *(Included to retain resident’s suggestions and concerns)*

- a) Beautification of DG path along creek adjacent Frenchy’s Cove.
- b) Suggestion for trees & picnic tables/benches between Community Garden & Dog Park.
 - 1. Dog park expansion. Twice as big and moved to let the grass heal.
 - 2. Extra money paid by renters to have a dog. Funds taken from that source to be allocated to pet-related improvements.
 - 3. KW will seek out a quote for a fence. Poll could be issued to the public to discuss.
- c) Children’s Playground in the Commons Park

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Upcoming Meetings

University Glen HAC

<http://www.csuci.edu/siteauthority/uglen-residents/homeownersadvisory/>

Next Meeting: Thursday February 16, 2017 6:00 PM

University Glen Community Advisory Group

<http://www.csuci.edu/siteauthority/uglen-residents/univ-glen-advisory-group.htm>

Next Meeting Dates/Times: February 16, 2017 -- 4 PM to 5:30 PM

CSUCI Site Authority

<http://www.csuci.edu/siteauthority>

2017: Mondays 11:30 AM: Feb 6, Apr 10, Aug 7, Oct 2, Dec 4