

UNIVERSITY GLEN HOMEOWNERS' ADVISORY COUNCIL
Minutes for Thursday, May 18, 2017 (6 PM)
Conference Room of University Glen Apartments, Town Center
45 Rincon Drive, Camarillo, CA

1. **Call to Order**

- a. 18:06 by Russ Petruzzelli, HAC Chair. HAC members present: Susan Engelmann, Diana Estes, and Julie Rutherford. Absent: Kayleigh Fry

2. **Public Safety Report** (Officer Curtis DeBoni, CSUCI Police Department)

- a. DeBoni reported the past month has been quiet in University Glen. Nothing new to report. Commencement is scheduled for this coming Saturday, May 20th. There are two ceremonies scheduled one at 9:00 AM and another at 3:00 PM. So be prepared for a lot of traffic throughout the day.
- b. R. Petruzzelli reported that on NextDoor there were several reports of packages/mail being stolen. DeBoni reported not having received any complaints regarding stole packages and encouraged victims to report any mail/package incident.

3. **Special Presentation about the 32-Acre Development** (John Gormley, Assistant Vice President for Facilities Services and the University Architect.)

- a. This presentation is to give an update on the progress of the development of the 32-acre parcel. This presentation was made to the Foundation Board last week. The slide presentation may describe much about the project which members of the HAC are aware. Gormley said he will touch on the milestones of the process of the 32-acre parcel development over the past 3-4 years.
- In 1998 the former hospital was conveyed to the California State University.
 - At the time of the conveyance the Legislature created the Site Authority. An entity to support the transition from a hospital into a university.
 - In 2000 the Site Authority approved the current specific reuse plan.
 - In 2002 residents moved on to the campus.
 - In 2007 the Town Center was built.
 - In 2008 just as additional development was proceeding, the residential real estate market collapsed.
 - In 2012 after planning a 2025 vision plan was enacted, conveyance of the Town Center and Apartments to Kennedy Wilson.
 - Slide of an aerial view of the 32-acre development was shown.
 - Request for Qualifications and Proposal were solicited about 1 ½ years ago. Stated 5-goals for the 32-acre project included:
 1. Create an age restricted income based housing design (55 and up housing).
 2. Create a mix of housing options including For Sale Homes & Market Rate Apartments for Rent.

3. Provide Community amenities which are available to the entire UG Community. Including multi-use space.
 4. Provide a connection with the existing University Glen Community and 32-acre development.
 5. Include consideration of child care needs in the project.
- b. Kennedy Wilson's proposal was selected from three proposals.
- c. Details Kennedy Wilson's proposal include (the plan shown is conceptual and the exact layout will change from what was shown on the slide):
- 310-market rate apartments varying in size from 1-bedroom to 3-bedroom units. Similar to the existing
 - Age restricted Senior Apartments, which will be smaller in square footage focused on 55 and older persons.
 - 120-For Sale homes.
 - Parking is a significant issue. The parking in the development is based on a ratio of 1.8 spaces/unit must be accommodated on the 32-acre site. There will be some on-street parking. The streets have been widened to accommodate local fire department trucks/equipment. Parking on both sides of the street is anticipated to be only at the widest roads.
 - The amenities will include a club house, fitness center, swimming pool, and leasing center. The amenities for the senior housing will be associated specifically with the senior house as federal funds to construct those amenities is being anticipated
 - Conceptual elevations for the building are consistent with the architecture of the existing University Glen Community.
- d. The 5-goals listed above were used to compare the three proposals received for consideration. It was a competitive process between the three developers. Considerations included the following:
- The financial return to the developer on the market was taken into consideration.
 - The financial stability of each developer was taken into consideration.
 - The return associated with the present ground sublease payments was also considered.
 - The current residential land value.
- e. This is the basis of the offer the University is finalizing a Development Agreement with Kennedy Wilson. Kennedy Wilson has provided a \$250,000 deposit to the Site Authority. These monies are being used by the Site Authority to complete the Environmental Impact Report (EIR) process. At the completion of the Development Agreement and upon issuance of the Building Permits, the Site Authority will receive an upfront payment of \$2,500,000. Additionally the Site Authority will receive 7% of the effective gross income from all of the apartment and home sales that are received by Kennedy Wilson. At the point of stabilization this is anticipated to be \$700,000 per year. Kennedy Wilson will provide \$25,000/home sale as they each sell to the Site Authority. Once all the For Sale homes are sold, the total from the homes sales would total \$3,000,000. A \$1,500,000 contribution from Kennedy Wilson will provide for a University program which would also potentially support the University Glen Community such as a child care facility.
- f. A schedule of the Development Agreement was presented.

- g. The final EIR has been completed and is at the Chancellor's office. Final approval from the Chancellor's office is anticipated in July 2017.
- h. Design work is anticipated to begin immediately after approval from the Chancellor's Office.
- i. Construction is anticipated to being the summer of 2018.
- j. The existing utilities need to reworked to match the new
- k. During construction the fencing is anticipated to stay in place.
- l. Concern regarding the construction activities being noisy and dusty was mentioned by an Owner.
- m. Concern about upgrading Camarillo Street was mentioned due to the narrowness of the street. Gormley commented there are limitations to widening Camarillo Street. Widening Camarillo Street by adding a DG path were possible was supported.
- n. Gormley commented that concern about turning on to Lewis Road from Camarillo Street, which was mentioned during the EIR public hearings, has been noted by Kennedy Wilson and the University.
- o. The ground sublease will remain the same for the 32-acre development as it is for the existing University Glen Community.
- p. Market prices for the For Sale homes will be subject to the ground sublease.
- q. The \$700,000 payment by Kennedy Wilson is part of the annual ground sublease payment, not part of a special tax.

4. **Approval of Minutes**

- a. Russ Petruzzelli noted there was a quorum of HAC Board Members present. The April Meeting Minutes have been reviewed and Petruzzelli moved that the April meeting minutes be accepted. The motion was seconded by Diana Estes. The meeting minutes for April were approved unanimously.

5. **Community Management Report** (KW-Properties, E&S Ring, and CI/Site Authority Rep.)

- a. Since the last meeting HAC sent out mailing having to do with enforcement issues. This mailing included the Addendum—Common Area Rules and Regulations from the Ground Sublease. The statement in Paragraph 2. (Pool and Spa) line b states "*Absolutely NO diapers allowed.*" Through consultation with the University and E&S Ring the statement "*Garments designed specifically for pool use are permitted*" was offered as a Clarification to the statement in the Ground Sublease. This practical Clarification is suggested to be added in red to the Ground Sublease and dated.
- b. KW Properties as the CAM manager is dealing with a couple of community issues. The first issue is of a public safety nature. KW-Properties as Agent for the Site Authority wants to state, "the asphalt roads are designed for vehicles and that is their intended use." Driveways, sidewalks, and stairways must be accessible at all times. From the GSL, ADDENDUM-Common Area Rules and Regulations Paragraph 3.h, Common Areas. "No unnecessary loitering in the amenity areas, parking lots, parks or around the project is allowed. Driveways, sidewalks, stairways, etc. must be accessible at all times." These comments are offered by KW-Properties to the community in the hopes of avoiding any accidents. If additional playground areas needed, we encourage the Owners to bring this to the HAC's attention for further action.

- c. KW Properties wants to let the community that there have been a couple of complaints regarding noise between neighbors. We are speaking with the parties individually to bring the noise concern to each party's attention. We encourage all members of the community to be aware of noise concerns between households.
- d. University completed the repair to the DG paths along Channel Islands Drive.
- e. The HAC Management has started monitoring the placement/putting back behind the wooden gates of the trash bins on Tuesdays. The concern about when the bins are put out was also mentioned.
- f. The HAC Manager attended the monthly meeting with Facilities Services.
 - With regards to the landscaping Facility Services stated that after Commencement they were planning to "sweep" through University Glen.
 - There was a reported "cat-calling" incident with the fire clearing crew while they were in the Glen. The crew in question was immediately relocated to a more remote location to provide their services. The fire clearing activities were required to be completed by June 1st.
 - Regarding the fountains, John Gormley stated that the drought in the State of California is officially over, it was reported FS was going to have the two large fountains on the main campus operational for Commencement. Further discussion about how the absence of a drought will permit reactivation of the fountains in the University Glen Coves.
- g. The CAM Manager received an executed contract for the one-time landscape clean-up. We are working with American Heritage Landscaping on developing a schedule to complete their work. Work along Channel Islands will be the done first.
- h. The asphalt slurry project will begin June 5th. The HAC Manager will be sending out a mailing clarifying which days the slurry work will be done on the individual's street. There will also be signage posted by the asphalt contractor 48-hours before the cars need to moved or the cars will be towed at the owner's expense.
- i. On May 26th, a contractor hired by the Facility Services will be testing the soil at the base of the hill which houses the two water towers. (There is a blue tarp at the location of a "landslide".) This testing is to confirm the "landslide" did not compromise the structural integrity of the rock/soil on which the water towers are constructed.
- j. E&S Ring announces there is now a one-bedroom guest suite in Frenchie's cove which is available to rent at market rates. The guest suite can be reserved either through the leasing office of the apartments or on AirB&B. Information regarding the Asian Citrus Psyllid was mentioned. There was a meeting in Oxnard earlier in the day on May 18th providing information to the public regarding this fly which is affecting the citrus trees in our area. They will be spraying all of the citrus trees on our property.
- k. There was an issue at the Safety Day that an insurance agent made appointments to visit residents in their homes to delivery "Child Safety Kits". Many residents did not realize the delivery of the Child Safety Kits to their homes would be part of a life insurance presentation. The University contacted this agent and advised them not to visit any other residents at University Glen.
- l. The HAC Manager will mail ballots to all owners to fill the two vacancies on the HAC Board. The two individuals submitting candidate profiles for consideration for the HAC Board are Chris Williamson and Mark Hewitt. The ballot will include a space for a write-in candidate.

- m. Beginning the week of June 12th the UGCAM Manager will be relocating to the conference room in the Santa Cruz Harbor Pool House. There will a basket for CAM checks in the office suite 103-3B

6. **Unfinished Business**

- a. Wolfgang again requested the Site Authority provide the general ledger and up-to-date chart of accounts.

7. **New Business**

- a. Julie Rutherford brought up the concern about the landscaping at the intersection of Camarillo Street and Channel Islands Drive. She reports there appears to be 2 or 3 irrigation sprinkler heads that are broken and the water has eroded the DG path. It appears the DG path has been neglected in this area by the landscape crew. In the same area the weeds have grown so thick in the ground cover the weeds may need to be dug out to get the area looking good again. She also mentioned the grass growing in the pavers at the first round about on Channel Islands Drive leading towards UG. Julie's concern is that the owners pay through their monthly CAM fees for a certain number of man hours for landscaping and that the University's apparent intermittent care of some the areas of University Glen will result in added expense to the owners.
- b. There have been complaints about the signage associated with the leasing of the apartments. The HAC Manager is aware that KW-MF and E&S Ring are working a new signage package to be implemented throughout the Coves and the Leasing facility. The new signage package is anticipated to be of a nature enhancing the University Glen aesthetic.
- c. There was a brief discussion regarding the HAC having a fund for discretionary spending to facilitate community building activities. The HAC Manager suggested taking the discretionary funding discussion to Bill Robe's Site Authority Advisory Council.
- d. There was discussion about the process to close of an alley and have a block party. It was agreed this was a good idea and further discussion will follow.

8. **Ongoing Status Reports**

- a. None

9. **Architectural Reviews**

- a. Property Improvement Application reviews.
 - Tina Dreiske at 233 Anacapa Island Drive made application for the lattice added to the top of her courtyard wall in March 2014. R. Petruzzelli moved the HAC approve Tina's lattice project. It was seconded by Diana Estes. The motion was approved.
- b. The question of screens on doors was brought up. Susan Engelmann stated that in the past, retractable screen doors did not need approval by the HAC. Other screen doors need to be approved by the HAC.
- c. Discussion about improvements to properties which other community members bring to the HAC shall be addressed by sending a letter or email to the homeowner stating, please provide the Property Improvement Application submitted in association with the improvement in question. If you do not have an executed Property Improvement Application, please fill out the attached Form and return to the HAC Manager for processing through the HAC Board.

10. **Construction Updates**

- a. None

11. **Upcoming Events**

- a. None

12. **Public Comments**

- a. None

13. **HAC Comments**

- a. None

14. **Future Neighborhood Improvements**

- a. No Discussion.

15. **Meeting Adjourned**

- a. Chair Petruzzelli adjourned the meeting at 7:46 PM.

Attendees:

Russ Petruzzelli	Owner
Curtis DeBoni	Owner
Jim Welborn	Owner
Mark Hewitt	Owner
Steven Borecki	Owner
Brett Eastman	Owner
Bob Bolger	Owner
Sandra Bolger	Owner
Susan Doswell	Owner
Sandi Boyd	Owner
Miriam Olson	Owner
Tom Bokhart	Owner
Terry Tarr	CSUCI
John Gormley	CSUCI
Wolfgang Paasch	Owner
Diana Estes	Owner
Julie Rutherford	Owner
Susan Engelmann	Owner
Darcel Lang	Owner
Mary E Walzer	Owner
Caroline Doll	CSUCI Admin
Jake Friesen	HAC Manager

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 Frenchie's Cove.
- b) Expanding the dog park.
- c) Suggestion for trees & picnic tables/benches between Community Garden & Dog Park.
- d) Children's Playground in the Commons Park.

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Upcoming Meetings

University Glen HAC

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

2017 Next Meeting: Thursday July 20th

University Glen Community Advisory Group

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

Next Meeting Dates/Times: TBD

CSUCI Site Authority

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

2017: Mondays 11:30 AM: Aug 7, Oct 2, Dec 4

Contact Information for Residents (Taken from <http://www.csuci.edu/siteauthority/uglen-residents/>)

For Current Homeowners: All payments of CAM fees shall be made via KennedyWilson's RENTCafe or by delivering a check to the UGCAM Manager at 45 Rincon Drive, Suite 103-3B, Camarillo, CA 93012. (The University's CondoCafe is no longer available to make monthly CAM fee payments.) All maintenance requests shall be made via email at UGCAM@kennedywilson.com. For questions about monthly CAM payments or other questions, contact Jake Friesen, UGCAM Manager at 805-702-4038 or by email at UGCAM@kennedywilson.com.

For Current Townhome Renters: continue to use Rent Café to communicate concerns, ask questions, report maintenance issues, and pay monthly rent. If you wish to pay your rent by check, mail all payments to: Site Authority, One University Drive, Lindero Hall 2nd Floor, Camarillo, CA 93012. For additional issues, please contact Noel Coronado at 805-437-2673 or noel.coronado@csuci.edu.

Home sales in the University Glen community, please contact Lori Lang at 805-437-2678 or lori.lang@csuci.edu.

Apartment rentals in the University Glen community, please contact University Glen Apartments at 805-465-0249.

Emergency Pager Number:

All Homeowner & Townhome Renters maintenance emergencies outside of business hours: 805-739-8132.