

UNIVERSITY GLEN HOMEOWNERS' ADVISORY COUNCIL
Minutes for Thursday, December 21, 2017 (6 PM)
Sage Hall, Room 2030, CSU Channel Islands
One University Drive, Camarillo, CA

1. **Call to Order**

- a. At 6:00 PM Chris Williamson, Member of the HAC, called the meeting to order due to the absence of Julie Rutherford, Chair of the HAC.
- b. HAC members present:
 - Chris Williamson
 - Mark Hewitt
 - Susan EngelmannHAC members absent:
 - Carolyn Phillips
 - Julie Rutherford
- c. A majority of the HAC members were in attendance. There was a quorum.

2. **Approval of Minutes**

- a. Susan Engelmann questioned why the dates for the opening of the renovated pool were not mentioned in the November HAC Meeting Minutes. HAC Manager, Friesen commented that the date of the opening of the renovated pool has continued to be rescheduled, so a firm date has not been included.
- b. Susan Engelmann moved that the November HAC Meeting Minutes be approved. The motion was seconded by Mark Hewitt. The three members of the HAC who were present voted in the affirmative. The November HAC Meeting Minutes were approved. The November HAC Meeting Agenda and Meeting Minutes will be posted on the CSUCI website.

3. **Public Safety Report**

- a. Sargent DeBoni with the Police Department presented the University Glen Safety Report.
- b. On the evening of November 24th a resident in the 200 block of Cathedral Cove stated she heard someone open her door as she was taking a shower. She reported getting out of the shower, finding the front door unlocked, she locked the door and called the police. The police arrived, found everything in order and determined that no crime had occurred. No other reports came into the Police Department that evening.
- c. Sargent DeBoni reported that the December 2017 HAC Meeting will be his last meeting for a while as he will be moving to the weekend—graveyard shift starting January 1, 2018.

4. **Missy Jarnagin- Discussion of Reserves for University Glen**

- a. Missy Jarnagin is the Associate Vice President in Business and Financial Affairs. Jarnagin has been at CSUCI about 15 years in the Finance Department. About 3

months ago Jarnagin was asked to take over the finances for the University Auxiliary Services and the Site Authority. Jarnagin introduced Stephanie Bracamontes who has recently joined the Finance Department University Auxiliary Services and the Site Authority.

- b. M. Jarnagin stated she understands that the owners in University Glen have a specific interest in the Common Area Maintenance (CAM) accounting and the associated Reserves. The presentation offered at the December HAC is a presentation Jarnagin presented to the Community Advisory Council (CAC) at its meeting in November. This presentation is the first step in a multi-stepped process. This presentation will supply the detail about the collections of CAMs since the property opened in 2002. In January it is anticipated she will be back to discuss expenses and reserves and where we go from there.
- c. M. Jarnagin presented a power point offering an overview of the CAM collections. Jarnagin requested that any questions be offered to S. Bracamontes for follow-up.
- d. This presentation offers information from 2002 through 2016. Reconciliation through 2017 will be offered in January 2018.
- e. Through a lot of digging Jarnagin and her group have been able to determine the CAM monies which were collected beginning in 2002 through 2016. The CAMs offered in this presentation were specifically collected from homeowners, i.e. Single Family Homes and owned Townhomes. The leasing operation at University Glen also pays CAMs, but leased townhouses pay it through their rents. Discussion of the leasing operation is not included in this presentation.
- f. \$5,100,000 was collected from CAMs between 2002 and 2016. CAMs collected are not only the amounts going into the Reserves but includes expenses such as utilities, pools, landscaping, and common area maintenance.
- g. Over this period of time the contribution to Reserves from the Townhomes was \$883,000. And for Single Family Homes the contribution was \$210,000. The differential between the contribution of the Townhomes and the Single Family Homes is because the Site Authority is responsible for the exteriors of the Townhomes. Each owner of a Single Family Homes is responsible to maintain the exterior of their home.
- h. Information about the collections of the CAM fees has come from multiple sources including a multi-year budget summary from 2003 to 2005, the annual CAM Report for 2006, the budget sheet for 2007, and from the annual CAM report 2008 through 2016 using Exhibit C. Information was also pulled from the Auxiliary Services Yardi system. The Yardi system provides record of the actual collections received.
- i. There is no data available with regard to collections prior to 2005. The property opened in 2002, but few homes were actually built prior to 2005 and the University did not have Yardi available to track collections. The collections and expenses from the years 2002 to 2005 have been estimated, but because there is no firm support for those number those estimates were not included in Jarnagin's presentation. A note: not all CAM charges were collected. There are owners who did not pay their monthly CAM fees. (There are stipulations in the Ground Sublease that state the unpaid CAM fees will be collected eventually, i.e. at the sale of the property.)
- j. In 2011 the budget was converted from a calendar year budget (January through December) to a fiscal year budget (July through June).
- k. A chart showing the CAM fees for the Single Family Homes beginning in 2002 through 2016 was presented. (These charts are available online through the

CSUCI website for review.) All of the reports offered how much of the monthly CAM fee collected went to Reserves. The balance of what has been collected over the years was presented.

- i. C. Williamson offered that the reserve monies collected should be able to be accounted for. Jarnagin stated there is a large bucket of reserves and that the reserve monies collected are not gone.
- m. The chart showing the CAM fees for the Townhomes beginning in 2002 through 2016 was presented. The format for this information is the same as that of the Single Family Homes. In 2016 the University started selling the owned rental townhomes, so the amount of CAM fees collected for the Townhomes begins to vary. To date all but 15 of the University owned Townhomes have been sold.
- n. The reserve expenditure program is anticipated to be discussed at the HAC meeting in January 2018. The University does facilities condition reports/reserve studies. An outside agency comes in and evaluates the property. These studies are commissioned every 3 to 5 years. These studies include very small expenditures, such as lights, to large expenditures. At the present time the University is using the 2014 Reserve Study done by the outside firm, Reserve Studies, Inc. In 2016 two additional reserve studies were done in association with the sale of the UG apartments to Kennedy Wilson. These studies associated with the sale of the apartments did not address the Single Family Homes and Townhouses. The University's Facilities Services department has combined these three studies to provide a 10-year maintenance projection and a budget for the fiscal year 2018-2019.
- o. Jarnagin stated that the budget for fiscal year 2018-2019 will be reviewed in February 2018.
- p. The breakout for the percentage of CAM expenses is based on the unit type in relationship to the entire number of units, i.e. the Single Family Homes (72 units) and the Townhouses (200 units).
- q. Susan Engelmann questioned why the townhouses pay a larger percentage of the expenses than the single family homes. Jarnagin explained that the percentage of Townhomes in relationship to the total number of units is more than the percentage of Single Family Homes in relationship to the total number of units (672). The expenses are distributed based on an algorithm using the type of unit in relationship to the total number of units (672): $\text{Single Family Units (72) / Total number of units (672)}$ and $\text{Townhome Units (200) / Total number Units (672)}$.
- r. The CAM expenditure program: Between the years 2002-2010 QuickBooks was the computer program used to track expenses. Yardi tracks only collections. The University no longer has a license for QuickBooks. Based on that fact the records would be lost. The University's IT department has agreed to purchase a QuickBook license to be able to retrieve the information from the University's QuickBook archives. From 2011- 2016 the expenditures are tracked in PeopleSoft, the accounting program the University uses today. The data from 2011-2016 of the expenditures is available for analysis.
- s. The next step is to build the historical reserve expenditure program from the QuickBook File and the PeopleSoft File. This work includes forecasting the expenditures for the next 5-years and the Budget for 2018-2019. The facts include that at the present time there are not enough reserves to cover the expenditures. How this shortfall is addressed is a conversation which will be addressed in the future. This includes talking with the owners about prioritizing the expenditures for the upcoming Budget year.

- t. C. Williamson questioned the fact that University Glen is not a HOA. Each owner has a land lease with the Site Authority. The Site Authority has an obligation to maintain the shell of the townhouses and common area properties. Even if there is a "shortfall" in the reserves the Site Authority still has a legal obligation to fulfill its obligations as stated in the Ground Sublease. This a legal question. M. Jarnagin stated that they are working through these issues with the attorneys.
- u. W. Paasch questioned there is a report which states the amount of the reserves collected from the owners in UG is \$500,000 to \$620,000 per year. Over 10 years that would mean there should be \$5,000,000 to \$6,200,000 dollars. Jarnagin requested Mr. Paasch write down his question and Auxiliary Services will investigate his question.
- v. W. Paasch suggested sitting down with M. Jarnagin at another time to have a more detailed discussion. The HAC meeting is not the appropriate forum to have a detailed discussion. W. Paasch stated that in the past he brought up serious concerns at a Site Authority meeting. He stated that he has not received adequate responses to date.
- w. One concern W. Paasch mentioned is that the yearly CAM budget presented to the owners does not jive with the yearly report. Jarnagin stated that the explanation for this discrepancy is because the CAM budget for the owners does not include all of the groups which pay CAM fees, i.e. the apartments.
- x. Jarnagin again requested that if there are specific questions, please present them in writing so the University can respond. Jarnagin stated the staffing model at the University is different now than it was three years ago with regard to the Auxiliary Services and the Site Authority.
- y. W. Paasch asked why in the audit by the Chancellor's office in 2014 were the amount stated as \$0.00. Jarnagin offered again to put your questions down and submit them to Auxiliary Services/Site Authority, so the questions can be answered. Jarnagin stated that back in 2014 she was not assigned to this work. She is now assigned to this work and that she will work to get Paasch the answers he is seeking. Paasch disagreed that Jarnagin was not involved with the accounting back in 2014. Again Jarnagin invited Paasch to offer a list of the questions he wanted answered.
- z. Jarnagin stated that the presentation she offered at the December HAC Meeting will be posted online.
- aa. Jarnagin responded to questions which were offered by the UG community previously in writing as follows:
 - Jarnagin explained Schedule 2 of the CSUCI Annual Report. Each year an outside auditor is brought in to review the CSUCI books. CSUCI is part of the largest University System in the nation. Therefore, many of the documents in the audit are for the purpose of consolidating the numbers throughout the CSU system. The question being answered is about this report which is used to consolidate the accounting throughout the CSU System. The auditors check that the balances are the same. The Site Authority Financial Statements include many operations which include University Glen.
 - Question 1: What caused the dramatic increase in common area maintenance rent?
 - Question 2: What caused the dramatic increase in the administrative costs for the common area?

- The auditors recommended the consolidating of the CAMs for previously separated accounting of Owned Units and Leased Units. This explains the dramatic increase in the maintenance rent for the University Glen Common Area Maintenance rent.
- Paasch responded that in 2014 the CAM fees were about \$600,000 and the in 2015 the increase was to \$1,200,000. He stated that if all entities paying CAM fees is consolidated the amount shows \$2,600,000.
- Question 3: Another question which does not have to do with CAMs is, what caused the increase in the special tax under general operations? Jarnagin stated this was a mistake. She can see that the \$535,000 is incorrect.
- Question 4: What was the rationale for the \$1,000,000 contribution to the CSUCI Foundation when the accounting questions remained unresolved? Jarnagin responded that the funds contributed were not a part of the CAM operating funds. The Site Authority operates several different entities of which University Glen is part. Paasch commented that he did not see Jarnagin's comment as an answer to the question. If there \$1,000,000 to give to a foundation, shouldn't those funds be used first to pay off outstanding expenses first? Jarnagin stated again the President of the University has the authority to choose to make a contribution to the CSUCI Foundation.
- Question 5: Why are there no transactions listed in the reserves? The expenses were omitted. Jarnagin assured the owners the reserve expenses will be added back in to the 2017-2018 report.
- Question 6: Why does the 2017 financial report omit the line at the end of the net position? Jarnagin stated the net position line was omitted in error. The purpose of the Schedule 2 consolidated report is to show the numbers tie back to the balances.
- Steven Clark had asked bulleted question back on September 5, 2017, Jarnagin briefly responded, but assured everyone all of these responses will be posted online.
- Clark mentioned that based on the CAMs collected there is not enough to address the reserve items listed. Jarnagin stated the University is aware of this fact and is working towards a resolution of this fact.
- Clark mentioned a question about the painting of the townhomes. The amounts shown in the reserves are insufficient to cover the expenses of the townhome painting. The funds shown are for the 120 townhouses and the remaining 80 townhomes also contribute to the townhouse painting project.
- Clark asked why the payment of the CAMs fluctuates. Jarnagin stated the response to this question is posted on the website.
- Clark asked what projects are paid for out of the reserves. Jarnagin commented, the slurry coat seal project was paid out of the reserves. The painting of the townhomes is out of the reserves. The safety valves on the gas lines were installed prior to the sale of the Apartments was part of the reserves. Regarding the expenditures for the fiscal year 2015-2016, that year was the year of the brush fire in the spring. There were monies received from the insurance settlement. The negative number shown is the monies from the insurance settlement.

- Jarnagin agreed with Clark that to have time before meetings to digest the questions is best. That said, Jarnagin reiterated questions shall be submitted to the CAM/Reserves Financial Department as early as possible.
 - C. Williamson asked, "What comes next?" Jarnagin stated that in January information on the expenditures in a similar presentation to the collection of the CAMs for past years will be presented initially to the Community Advisory Group. The result will be a balance that is in the reserves. She anticipates sharing the reserve expenditure plan for next year based on the anticipated expenditures for fiscal year 2018-2019.
 - C. Williamson asked Jarnagin her assessment of the records she is finding as she does her work. Jarnagin stated she is finding everything they needs to do her work. Jarnagin stated she thought this exercise has been good. She previously has worked on the Campus side of the Financial Department. She stated that doing what she is doing provides a clear picture of the past finances is "fun" to her. Jarnagin stated she believes they are having a "successful endeavor" in collecting the information. And the next step is to address the reserves. Jarnagin explained that she was involved in setting up the accounts in PeopleSoft, so she feels confident that when they get into the accounting system the information will be there.
- bb. S. Engelmann mentioned that the frustration by owners attending the HAC meeting is a lack of itemization. Jarnagin assured Engelmann her group will supply the detail the owners are looking for and fully disclose what they find. Jarnagin stated they have heard the owners and are working to supply the detail requested.

5. Updates from the Community Advisory Group (CAG) by Mark Hewitt, HAC Representative.

- a. Mark Hewitt reported he told the CAG the owners are very upset about the lack of responsiveness regarding the landscaping. Hewitt reported he talked with John Gormley the head of Facility Services and stated Gormley would like to understand the level of service the owners of University Glen are desiring. A series of landscape photos was presented. Miriam Olson, UG resident on the CAG, was reported to have commented these pictures do not show even a minimum level of landscaping, i.e. exposed sprinkler lines, etc. Hewitt reported J. Gormley stated University Glen is getting more landscape service than residents are paying for.
- b. Hewitt reported he brought up Julie Rutherford's suggestion about the possibility of a couple of UG owners being part of the CAM budgeting process. These persons would not have access to resident's confidential information, but could assist in prioritizing items such as projects.
- c. Hewitt also expressed that he stated to the CAG that he has attended the CAG for several months and senses that when he comes back to the HAC there is no clear direction regarding how solutions are proceeding.
- d. Hewitt reported Bill Robe said the CAG is doing good work. Hewitt acknowledged that the CAG is only an advisory group.
- e. Hewitt stated that between Stephen Clark, Wolfgang Paasch, and himself, the concerns of University Glen residents continue to be put before the Site

- Authority. He also stated the University is significantly more transparent with regard to the operations affecting University Glen residents.
- f. Hewitt reported the tarp on the hillside below the water towns overlooking the Santa Cruz Island Pool has been reinstalled and secured.
 - g. S. Engelmann questioned whether the University's representative think work on the landscaping is enough. C. Williamson stated there is the possibility that the monies for the landscaping are just not enough.
 - h. Hewitt commented the University has not had a plant replacement plan.
 - i. W. Paasch stated that in regard to landscaping University Glen has more flexibility as UG is not "tied" to the University and could solicit other offers for landscape services. Paasch stated that during Valley Crest's tenure at University Glen VC never said the residents were not paying enough for their services.
 - j. J. Friesen, UGCAM Manager stated with regard to the landscaping that UGCAM has done their due diligence with regard to the landscaping in University Glen by soliciting quotes for landscaping services. This information is offered with the intention to provide helpful information as the landscape budgeting discussion moves forward.
 - k. M. Hewitt stated the Kennedy Wilson Multi-Family is pushing to improve and enhance the landscaping of their apartment blocks and by extension the areas of the townhouses and single family homes.
 - l. Miriam Olson stated that it is her impression that UG is getting gardeners who mow the grass and blow the leaves around. She further commented the residents' desire is for landscaping and care. She stated that at the present time the residents are getting is not landscaping and care. It appears there needs to be more oversight and accountability. Olson stated that she feels the residents are getting less landscaping than they should for what residents are paying.
 - m. J Friesen as the UGCAM Manager commented that the University Landscaping Department is generally responsive to work orders which are entered in the University's work order system. Residents are encouraged to email UGCAM with specific landscaping requests which will be processed through the University's word order system.
 - n. Friesen as the UGCAM Manager commented that the UGCAM continues to work with the University to procure a "vendor contract" with the University which describes the scope of work with regard to the landscaping.
 - o. Friesen stated that UGCAM as part of the due diligence with regard to the landscaping in University Glen put together an RPF for landscape services and procured quotes from four landscape companies. Without getting into specifics, these quotes are generally higher than the amount the residents presently pay the University for landscape services.
 - p. Caroline Doll stated consideration is being given to the plant pallet which is being worked on for the 32-development and how that will mesh with the plant pallet of the existing development of University Glen. The proposed plant pallet is trying to balance the requirements for maintenance as well as the long-term effects of the plants selected.

6. **Management Office Report (KW-P/E&S Ring/Site Authority Representatives)**

- a. The Cathedral Cove Pool and Spa is scheduled to reopen on January 2, 2018.

- b. On January 2, 2018, the Santa Cruz Island Pool and Spa will close and renovation are set to begin. The renovation of the Santa Cruz Island Pool and Spa is estimated to take 3-months.
- c. The Fitness Center in the Town Center is scheduled to open on January 2, 2018.
- d. The Fitness Center in the Santa Cruz Island Pool House will close on January 2, 2018 for renovations. This space in the Pool House will remain a Fitness Center after the renovations. The anticipated completion of the Fitness Center renovation is the end of March 2018.
- e. There will be a Grand Opening of the Town Center Community Rooms and Fitness Center on Monday, January 15, 2018, between the hours of 5:00-7:30. A mailing will be sent out to the UG Community about the Grand Opening which will include information about distribution of the electronic security FOBs as well as a copy of the Rules and Regulations as stated in the Ground Sublease for University Glen.
- f. Each townhouse and single family home address will receive two FOBs. Beginning January 8th through 19th the FOBs will be available to be picked up at the UGCAM office in the Santa Cruz Island Pool House. Owners will be asked to sign for the FOBs when they are picked up.
- g. S. Engelmann commented that the pool on Santa Cruz Island Drive is not very old, maybe 5-6 years old. She asked what renovations were planned. Friesen responded the pool was going to be re-plastered. Also the concrete area around the pool is going to be removed and new pavers installed similar to the Cathedral Cove Pool.
- h. M. Jarnagin stated the renovations for the pools are being paid for by Kennedy Wilson Multi-Family funds. No CAM monies are being used for the renovations of the pools/spas or the Community Center/Fitness Center/Apartment Leasing Offices.
- i. The townhouse painting project will resume on January 8, 2018.
 - UGCAM will be sending out additional notifications to townhouse owners starting about 30-days prior to the painting start date for each specific townhouse block.
 - There will be a notification about 1-week before the start of each townhouse block.
 - There will be a notification identifying the Saturday the doors in each townhouse block will be painted.
 - There will be a notification when the punch list for each townhouse block is completed and owners are free to put items back in place.
- j. As part of the painting project, there will be two 40-yard dumpsters located in the community to facilitate removal of items large and small in preparation for the townhouse painters. One dumpster will be on Channel Islands Drive at Elephant Seal and the other dumpster will be on Santa Cruz Island Drive at Platt's Harbor Drive. At each of these locations there will also be a 3-yard green waste dumpster for depositing trimmings owners accumulate as part of the preparation for their townhouse to be painted. No food trash or electronics shall be disposed of in any of these dumpsters.
- k. A 40-yard dumpster for disposal of Christmas trees will be placed along the 700-block of Channel Island Drive beginning on December 26th through Friday, January 5th. This dumpster is for Christmas trees only. No trash, large items, or electronics shall be put in this dumpster.

- l. The University's Landscaping Supervisor informed the HAC Manager three sycamore trees were planted in the park. These trees were originally to be replacement trees in the area of the townhouses and single family homes. It was determined that in the long run it would be best if the sycamores were planted away from structures.
- m. The UGCAM office will be closed for the holidays beginning December 22, 2017, and will reopen on Tuesday, January 2, 2018.
- n. The community continues to bring forward concerns about dog excrement not being picked up by owners of dogs. Continued input from community members is welcomed.
- o. Many light bulbs are reported burned out. UGCAM puts in work orders for specific lights/sconces with burned out lightbulbs when emails are received.
- p. Susan Doswell stated their unit has a decorative light fixture which is no longer functioning. She is asking what fixture do they replacement it with. HAC Manager recommended owners find fixtures which are aesthetically compatible with the old fixture and offer a Property Improvement Application to the HAC to review the fixture they propose. M. Hewitt suggested talking with Mike McConnell about what has been done in the past. It was suggested a list of acceptable replacement light fixtures be developed for both the Single Family Homes.

7. **Unfinished Business**

- a. None

8. **New Business**

- a. None

9. **Architectural Reviews**

- a. 700 Block of Santa Cruz Island Drive. The owner present the work to be done as a small fence on top of the stucco faced wall in the courtyard abutting the street. The proposed fence is to be constructed of a 2-foot high wrought pickets with a perforated metal panel behind to provide visual screening. The perforated metal mesh panel and wrought iron pickets will be painted black. Due to the painting project, the installation of the 2-foot high extension needs to be completed by January 31, 2018. If it is not completed by January 31st, the project needs to be done after the painting project is complete. This Property Improvement Application was approved by the members of the HAC.
- b. 700 Block of Santa Cruz Island Drive. Owner stated they have an elderly member of the family and request the addition of railings at the front two steps of the townhouse. It was reported the University will not install the railings so the owners would like to do so. The application does not have a detailed drawing of the proposed railing. The HAC members agree installation of a removable wrought iron hand rail on either of the steps is acceptable and is a reasonable accommodation to the owner's request. The railing may be removed at the time of sale of the townhouse because the railing is in the common area. HAC Manager Friesen stated that because the railing is in the Common Area, he will take it to the Facility Services Group at the University for final approval.
- c. 300 Block of Landing Cove requests approval to install wrought iron on the top of their retaining wall. The Property Improvement Application was approved with the stipulation the project proceed after this specific townhouse block has been painted.

- d. 300 Block of Cuyler Harbor Drive requests installation of solar panels on the roof of their single family home. The company offered in the Property Improvement Application is Green Convergence. This property improvement application was forwarded to Mike McConnell as this is a project which will require a building permit.

10. **Construction Updates**

- a.

11. **Upcoming Events**

- a. There will be no Community Advisory Group (CAG) meeting on December 28, 2017. The next CAG meeting is scheduled for Thursday, January 25, 2018 at 4:00 PM.
- b. The next HAC meeting is scheduled for Thursday, January 18, 2018 at 6:00 PM.

12. **Public Comments**

13. **HAC Comments**

- a. C. Williamson asked about the possible removal of the fence leading up to the water towers. J. Friesen commented that previously it was stated the University's Facility Services department secured quotes to install chain link fence immediately around the water tanks which would provide security for the water tanks and allow the fences at the access roads to be removed. The cost associated with the installation of security fencing is under discussion, but the cost appears to be prohibitive at the present time.
- b. C. Williamson mentioned the concern about the lack of lighting at the stairs between the Town Center and the Library. Facility Services has been appraised of the HAC's concern and are considering the HAC's concern.
- c. M. Hewitt mentioned that in the Park, it would be desirable to have some benches or picnic tables in the area where the sycamore trees were planted. C. Doll suggested looking into how the community garden was funded as an example of a way to fund community projects.
- d. M. Jarnagin commented that it is important to remember that once an item like a picnic table budgeted, it is implied that going forward there will be funds for the maintenance and repair of that item in future budgets.
- e. C. Williamson mentioned the possibility of expanding the dog park so the existing dog park could be resod. Stating that after 15-years the dog park needed to be refurbished.

14. **Meeting Adjourned**

- a. Chris Williamson, acting HAC Chair adjourned the meeting at 7:43 PM.

Attendees:

Chris Williamson	HAC Member
Mark Hewitt	HAC Member
Susan Engelmann	HAC Member

Darcel Lang	
Gonzalo Valdivia	
Amanda Quintero	
Frank Aragon	
Brett Eastman	
Susan Doswell	
Miriam Olson	
Adrianna Cunningham	
Kellam Cunningham	
Curtis DeBoni	Police Department
Missy Jarnagin	Auxiliary Services
Stephanie Bracamontes	Auxiliary Services
Caroline Doll	CSCUI
	Representative
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 Frenchy's Cove.
- b) Expanding the dog park.
- c) Suggestion for trees & picnic tables/benches between the Community Garden & Dog Park.
- d) Children's Playground in the Park.
- e) Addition of cell tower on the ridge by the water towers.



Upcoming Meetings

University Glen HAC

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

2018 Next Meeting: Thursday, January 18, 2018.

University Glen Community Advisory Group

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

Next Meeting Dates/Times: Thursday January 25, 2018, at 4:00 in Broome Library, Room 1310.

CSUCI Site Authority

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

2018: Monday 11:30 AM: Date to be announced.

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 Kennedy Wilson's *RENTCafe* or by mailing a check to 45 Rincon Drive, Suite 103-3B, Camarillo, CA 93012 or by delivering a check to the UGCAM Manager's temporary office at 1130 Santa Cruz Harbor Drive, Camarillo, CA 93012. 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 Mike McConnell at 805-437-2675 or mike.mcconnell@csuci.com.

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.

Non-Emergency Number for Police Dispatcher: 805-437-8444.