

UNIVERSITY GLEN HOMEOWNERS' ADVISORY COUNCIL

<http://universityglencorp.csuci.edu/homeownersadvisory>

Minutes of the Wednesday, November 19, 2014 Meeting

The University Glen Homeowners' Advisory Council (**HAC**) met on Wednesday, November 19, 2014, 2014 at 6:00 p.m. The meeting was held in the Conference Room of the University Glen Corporation Offices, California State University Channel Islands (**CSUCI**), 45 Rincon Drive, Camarillo, CA.

HAC Members Present:

Russ Petruzzelli, Karen Romney, Dr. Josh Smith, and Dr. Chris Scholl

University Glen Corporation (UGC) Representative(s) Present:

Dave Nirenberg, Senior Director

CSUCI Police Officer Present: Officer Garrett Brownfield

Special Guests and Residents Present: 4 residents attended.

Order of Business:

1) Call to Order: Russ Petruzzelli called the meeting to order at 6:00 p.m. The meeting has a quorum: 4 of 5 HAC members present.

2) Approval of Minutes

The October 2014 minutes were accepted as submitted earlier in the month via email by HAC members.

3) Public Safety Report

- a) Received a call regarding an intoxicated subject, subject was picked up and taken home by a relative.
- b) Safe Halloween was a success, there were no issues during the event.
- c) Received a call regarding two trespassers to south pool; the teenagers were cooperative and left.

4) New Business: None

5) Unfinished Business

a) The last University Glen Board of Directors Report posted is 1 year old. (Oct 2013). Dave Nirenberg will see that the February meeting are posted soon.
OPEN

b) The University Glen Corp Organizational Chart is now up to date. CLOSED

c) Report on "Level of Reserves" and contribution amounts by residence type.

Dave Nirenberg just recently received the latest reports and will have a summary for next HAC meeting. OPEN

d) What can be done about poor AT&T cell coverage in the 1C area?

Residents who may have reception problems may choose to voice their concerns directly to their service provider in hopes that enough calls lead to action in bettering or increasing coverage area. CLOSED

e) What concerns are residents raising via Condo Café? (ONGOING)

i) Dave Nirenberg noted that the employee who operated condo café recently resigned and action on claims have slowed to a crawl. Information is limited as Condo Café duties are now shared until a replacement is hired. Director for Facility Services, Mike McConnell reviews maintenance requests directly and issues are being attended to normally.

ii) Dr. Scholl raised concerns regarding paying HAC fees using Condo Café, then opted not to pay the convenience fee, and switched back to paying directly. He has been having difficulty cancelling. UGlen office will assist.

iii) Dave Nirenberg noted also delay in cancellation due to employee leaving and that convenience fees are a result of merchant service fees.

f) Request to add Condo Café links/buttons on UGlen website:

Links/buttons have been added to the bottom right of most pages and look great. CLOSED

g) Noise, bad behavior at new BBQ area. Concerns this month?

Better than before and attendees voiced no new concerns. HAC will continue to monitor the situation.

h) Status of Gym Equipment repairs/ replacements in Fitness Center #1. OPEN

- i) Dave Nirenberg notes that the room is now painted. New rubberized flooring to be installed.
- ii) The purchase order has been cut for 4 new pieces of gym equipment, with the vendor now, 1 piece is on backorder, no finish date but full in progress.
- iii) The center will have one large screen TV rather than individual equipment monitors/screens because hard-fixed wiring does not work with the equipment layout/arrangement.

i) Status of repairs to heart monitor sensors on equipment in Fitness Center #2

Dave Nirenberg noted service/repair was supposed to come yesterday (11/19/2014) but did not. Russ Petruzzelli reiterated that the issue is that the heart rate monitors in the handholds are not picking up a signal from one's hands. OPEN

j) TV sound levels barely audible on equipment in Fitness center #2

Russ reiterated that elliptical #3 has a bad audio jack. OPEN

k) Discussion of "What Capital Improvements homeowners can claim at sale of home." CLOSED

- i) UGlen office to compare UC Irvine Capital Improvement List to ours.
- ii) Dave Nirenberg reiterated that new ongoing policy requires Capital Improvements to be appraised by an accredited licensed appraiser.
- iii) Per Dave Nirenberg UGlen has a new list of approved appraisers and is open to any qualified appraisers as long as UGlen can verify their licensing.
- iv) Capital Improvement appraisals can range but usually land around \$150 and that fee can be added into the Capital Improvement valuation as stated in the Ground Sub Lease Agreement.

l) Issue: Congested traffic on Santa Cruz Island Dr. due to parking on both sides of the street.

Curbs in affected areas have been painted red to alleviate congestion and improve visibility/safety. CLOSED

6) Landscaping

- a) A number of new shrubs/groundcover died and have been replaced; work is still in progress to replace more. (OPEN)
- b) Beautification of DG path along creek adjacent Frenchy's Cove. Plants were removed several years ago by Fire Department. Area needs to be re-evaluated. No action taken yet. OPEN
- c) Improvements to dirt path along West side of Santa Cruz Islands Dr.

UG staff evaluated cost of laying down decomposed granite (DG). The cost is very high (approx \$18k) and funds are not currently available.

- d) Any decision on installation of bench in shady area at the playground in phase 1A/B?

UG staff decided against another bench. 2 benches are already there.

- e) Suggestion for trees & picnic tables/benches between community garden and dog park. No decision or action taken by UG Staff. (OPEN)

- f) Resident asked about the orange ties on trees around the neighborhood.

- i) Just a tie means it will be pruned. An X means removal.

- ii) Dave Nirenberg noted that UGlen tree trimming cycle is 3 years. 1st year they trim half, 2nd year they trim the other half and skip the 3rd year.

- g) Resident asked about adding a dog waste bag station near where Channel Islands drive meets Camarillo Street.

Dave Nirenberg said they'll look into it. Also, four stations from the Springs fire still need to be replaced.

- h) Resident asked about grass being rooted up in many places

Dave Nirenberg said very likely to be raccoons and rarely skunks. Traps have been put out in the past and/or animal control called. They always relocate but tend to make their way back. UGlen only responds to complaints.

7) Community Member of the UG Board of Directors Report

Dr. Andrea Grove, in attendance, is a recent appointee as both faculty and homeowner. She spoke briefly about her role and personal observations on the board.

- i) Dr. Grove noted that a survey asking your opinion on what should be done about the closed off undeveloped residential area is being considered. They want to figure out how to move forward, whether this area should be developed as apartments or homes or other. She stressed that sharing your opinion on this survey is very important and to please pay attention for this mailer and participate as a community member.

8) Management Office Report – Dave Nirenberg

- a) Camarillo and UGlen Community gardens: Dave Nirenberg shared a Farmers market contact and fellow community gardener. For information or networking contact: Pat Browne (RN, Artist and Gardner), 805-469-2555, pat@wyvernheights.com
 - i) Regarding UGlen’s community garden, residents can utilize a garden plot by contacting the UGlen front desk.
- b) HAC maintenance/construction/sale updates
 - i) 97% owned, 99% leased, 2 homes for sale, 1 in escrow.
- c) Student Enrollment. 5200 current FTE (full time equivalent students) enrolled at CSUCI
- d) Town Center Election Polling Station (103-2B). The election polling place held on campus was very successful this year with 380 voters. It seemed to help that the station was moved adjacent the parking area.
- e) There is a Toys-for-Tots charity collection drive at the UGlen office.
- f) A resident raised an issue with a home appearing to be for sale but has been vacant for some time. Another concern was voiced that perhaps the property is not “home-owner occupied” as required by the Ground Sublease paragraph 6.
 - i) Russ Petruzzelli clarified that, if the yard is a mess, UGlen can address maintenance or if there is a security concern, campus police can keep an eye on it.

- ii) Dave Nirenberg will look into this home. If UGlen finds out that home is not owner-occupied they will take action.

9) Upcoming Events: None

10) Architectural Reviews

- a) Karen Romney, Solar City, Solar Panel installation

HAC recommended for approval with 3 votes yay, 0 votes nay, 1 abstain.

- b) Bryan Tomlin, Short Gate Installation in Entryway of Front Door

HAC recommended for conditional approval with 4 votes yay, 0 votes nay on the condition that the gate is painted an approved color, referring to UGlen for appropriate color mix/code.

11) Public Comments

- a) Resident raised issue of a neighbor burning wood in their courtyard that made her home smell of smoke.

It was stated that propane and natural gas are believed to be the only items allowed to be burned in fireplaces and courtyards -- not wood. (Issue will be researched and followed up on next meeting.)

- b) A resident raised an issue about a vehicle that remains parked in the same spot and never moves more than enough to avoid ticket/tow. Russ Petruzzelli raised the point that residents are required per the Ground Sublease Agreement to maintain one's garage so that at least one vehicle can park in it.

- i) Even moving a foot is within compliance of the law according to Officer Brownfield, chalking the tires only works for ticketing/tow if owner does not move it at all. This kind of 'gaming the system' makes taking action challenging.

- c) Resident Bryan Tomlin raised issue and presented information on his front door leading directly to street and not to a sidewalk/greenbelt like homes with similar layout. He suggested that, with his small children, this is a safety issue. He is requesting consideration of a new barrier to vehicle traffic at the North end of the alley at Platts Harbor Dr (similar to the one at Twin Harbor Dr.) (*See resident's attachment at the end of the minutes.*)

- i) Dave Nirenberg will speak with Dr. Blaine and report back next HAC meeting
- ii) Russ Petruzzelli suggested speaking to fire department and/or police department for possible safety assessment.

12) Additional HAC Comments: None

13) Construction Update: None

Next Meeting

(All meetings are always open to all residents)

Wednesday December 17, 2014, 6:00 PM
University Glen Conference Room, Town Center

<http://groups.yahoo.com/group/universityglen/>

Twitter: @universityglen

Facebook: <https://www.facebook.com/pages/University-Glen/172627389457614>

ATTACHMENT FOLLOWS

Resident Concern Form

Name: Bryan Tomlin

Address: 336 Platts Harbor Dr.

Phone: (805) 284-1811

Resident Comments:

We are concerned about the lack of a sidewalk in front of our home. As shown in Image 1 below, both the front door and the patio door exit directly to street (the yellow dots represent these pedestrian exits). The result is that **there is no means to safely exit the apartment on foot without stepping directly into through traffic.** To the best of our knowledge, 336 Platts Harbor Drive is the only home in University Glen that is faced with this problem (due to different floor plans, home types, and alley structures, every other home in University Glen has at least one pedestrian exit onto a sidewalk).

Proposed Solution

We propose the following solution that is already employed one block away on Twin Harbor Drive. Specifically, we propose that the sidewalk on Platts Harbor Drive be connected on the South side of the street, such that the area within the red circle in Image 1 on Platts Harbor Drive look the same as the area within the red circle in Image 1 on Twin Harbor Drive.

Benefits

This solution will serve to eliminate the flow of through traffic in front of 336 Platts Harbor's only pedestrian exits, thereby allowing residents to exit their home without stepping into traffic. As mentioned above, this safety measure is already being employed to solve the same problem on Twin Harbor Drive.

An additional benefit will be the creation of a continuous sidewalk along the South side of Platts Harbor Drive. This will benefit all Platts Harbor residents.

Effects on Other University Glen Residents

Residents of the South side of Platts Harbor and the North side of Frys Harbor will experience only a marginal change to their means of vehicular egress: exiting the alley in the direction of Channel Islands Dr. will now require turning South and exiting on Frys Harbor Drive. As shown in Image 2 (the green lines), this is exactly the same means of vehicular egress already exercised by residents on the South side of Twin Harbor and the North side of Platts Harbor.

Discussion of Costs versus Benefits

The concern discussed here regards the physical safety of University Glen residents at 336 Platts Harbor Dr. who are currently unable to exit their home without stepping into the path of through traffic. A toddler currently occupies this residence, so the safety impact resulting from this change could be immense. The primary benefit is therefore increased resident safety. A secondary benefit is the creation of a continuous sidewalk along Platts Harbor Drive. that mirrors what is already in existence along Twin Harbor Drive.

There are two costs of this proposed safety measure. The first is the financial cost associated with the creation of the sidewalk.

The second cost is that residents who exit their garages along the alley between Platts Harbor Dr. and Frys Harbor Dr. must now turn right instead of left. Note, however, that this will not cause an increase in traffic in front of any other home's pedestrian exits, because the home on the corner of Frys Harbor Dr. and the alley at issue has a front door that exits directly to the sidewalk along Frys Harbor (unlike the home at 336 Platts Harbor which exits only to the street).

University Glen has already demonstrated a willingness to address this problem along the South side of Twin Harbor Drive, we ask only that the residents at 336 Platts Harbor receive the same treatment such that they too can exit their home safely.

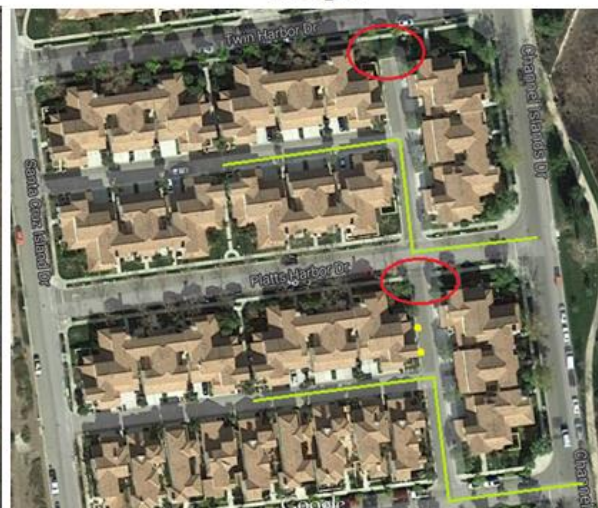
Thank you very much for your time and consideration.

[Enlarged images on next page]

Image 1

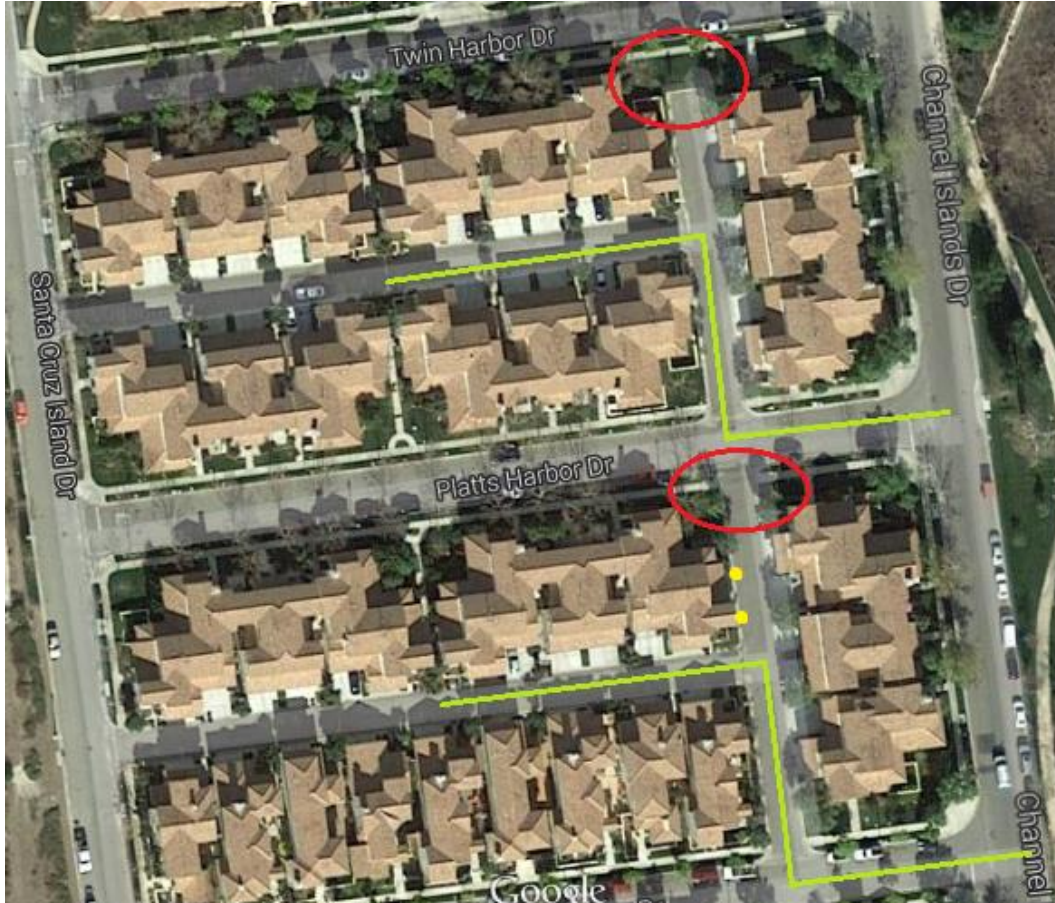


Image 2



Quick Summary of Proposal

To remedy the safety issue resulting from a lack of pedestrian access to sidewalks for all University Glen residents, we propose the creation of a continuous sidewalk along the South side of Platts Harbor Drive, similar to that already in place along the South side of Twin Harbor Drive. See images below for details.



Quick summary of benefits:

1. ***Necessary safety improvement compensating for a lack of pedestrian access to sidewalks***
2. Increased public space
3. Street beautification
4. Continuous sidewalk (depending upon solution)
5. Increased street parking (depending upon solution)
6. Already implemented in University Glen one block parallel

Quick Facts

1. Sidewalks reduce the likelihood of pedestrian crashes by more than half the likelihood in areas where sidewalks don't exist (Knoblauch et al., 1987)
2. The likelihood of a site with a paved sidewalk being a crash site is 88.2% *lower* than a site without a sidewalk after accounting for traffic volume and speed limits (McMahon et al., 2002)

Alternative Options

1. Heavy planters



2. Construction of a sidewalk along the alley in front of 336 Platts Harbor Drive