

## UNIVERSITY GLEN HOMEOWNER'S ADVISORY COUNCIL

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

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

### Minutes of August 22, 2013 Meeting

The University Glen Homeowner's Advisory Council (**HAC**) met on August 22, 2013 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. (Note: This meeting was held one week later than scheduled due to HAC member availability.) Meetings are open to the public.

**HAC Members Present:** David Carlson, Chairman; Tiina Itkonen; Omeca Nedd, Russ Petruzzelli, and Christopher Scholl.

**University Glen Corporation (UGC) Representative(s) Present:** Dr. Erik Blaine, Whitney deBruynKops, and Dave Nirenberg, Director of Commercial Services.

**CSUCI Police Officer Present:** Sergeant Jeff Cowgill

1. **Call to Order:** 6:00 p.m. by the Chair

#### 2. **Public Safety Report**

CSUCI Police Representative Sergeant Jeff Cowgill reported it has been a mostly quiet summer. There have been numerous DUIs on Potrero Rd and on Lewis Rd. Recently there have been several calls in to report rattlesnakes in the neighborhood. (Animal Services is normally called to remove them.)

#### 3. **New Business**

- a. **Town Center** Dr. Blaine and the Director of Commercial Services reported the owners of Sammy's Market were evicted effective August 9, 2013. HAC members and neighbors encouraged to provide input with respect to the Town Center Market operation and offerings by completing the Town Center Market Survey and to return it to UGC by August 30th. In the past the shops were leased by the tenant. Now, University Glen Corporation will lease the space from the Site Authority and run the shops. Professional UG Corp employed staff will manage the business and students will be hired. Profits go to the Site Authority and will be used to pay off UG debt amongst other general funds. It was noted: 1) that a formal public bidding process is not required, 2) A food services consultant visit is scheduled for the week of August 26th, 3) anyone may submit a business idea to the University Glen Corporation, 4) opening is targeted for early January 2014 (this is not a hard date), 5) health approvals, etc are still in progress, and 6) early ideas for the business include: A neighborhood deli (not Subway, but an actual delicatessen), another Freudian Slip coffee shop, a possible ice cream area, and a grocery store featuring local produce and healthy products.
- b. **Condor Field:** The July event was a one-time specially approved event. Current sentiment seems to indicate the model airplane flying club will not be granted permission to continue operations at the field. Dr. Blaine noted there are deed restrictions imposed in

the agreement with the County that the park use is intended to be "Passive Use". (However the term "Passive Use" is not well defined.) HAC concerns center on the noise and fire hazard. (Note of clarification: The two fires in previous years were due to electric engine planes. Not gas. Current Condor regulations allow gas engines only.) The HAC expressed concerns about the lack of notification of the special event. UG staff stated that it was not intentional, but due to delays in the chain of notification between agencies involved in approving the event. HAC members reiterated the concern that the flying creates constant buzzing noise all day during operations and greatly disrupts the quality of life. It was noted that terrain in and around the neighborhood creates unusual ducting effects wherein noise carries farther than usual and can accentuate the noise levels. Dr. Blaine will represent UG Corp at an upcoming non-public planning meeting for the Park.

#### 4. Unfinished Business

- a. Student Housing: Non-HRE students residing in the town center apartments whose leases were not expired have been allowed to complete their lease. These particular leases will not be renewed.
- b. UGC/HRE Letter regarding student housing: As requested by homeowners, Dr. Blaine provided the HAC and meeting attendees with a letter regarding student housing in UGlen. The letter provides, among other things, that "Students enrolled at CI will not reside in areas of University Glen east of the Town Center unless one of two instances occurs: where homeowners may rent a room to a student, or if students successfully complete the application process. The letter is available at the UG office.
- c. HAC representation on the UG Board: The appointment of Andrea Grove, CSUCI professor, UGlen resident and wife of HAC member Christopher Scholl, to the UGC Board was announced. A discussion ensued about whether Ms. Grove's appointment was intended to be the Site Authority/UGC response to the written request the HAC made to the Site Authority for an HAC member to be appointed to the UGC Board. All of the HAC members familiar with Ms. Grove were quite pleased with the Grove appointment to the UGC Board and made comments on the record to that effect. HAC member, O. Nedd, inquired about the basis for the UGC's denial of the HAC request and whether one could expect a formal written denial from the UGC or an oral denial to the request at the upcoming Site Authority. Ms. Nedd also asked Dr. Blaine for a preview of what he would be reporting to/advising the Site Authority with respect to the homeowner representation on governing bodies issue. Dr. Blaine agreed to review the HAC letter request in advance of the Site Authority meeting but would not comment any further on the issue at the present time.
- d. Website Maintenance: Work was done on the University Glen website page and content should be up-to-date.
- e. Pool/Common Area on Santa Cruz Island Drive: Dr. Blaine submitted a concept drawing of one idea. Ideas and suggestions are still welcome. Generally speaking, the area will be probably be developed with native plants/rocks, a shade structure, tables, and (probable) BBQs. No playground due to cost. A neighbor expressed concern over the

smoke generated by BBQs. It was noted that gas BBQs give off less smoke than charcoal. Residents are encouraged to weigh in with their suggestions.

- f. Parking: New parking permits will soon be required. A letter from the UG Corporation will be sent out in the October timeframe.
- g. Rodent holes in UGlen Park: Poison pellets are being inserted into holes. Effectiveness TBD. Avoid accidental poisoning: Family pets should not be allowed to disturb the holes. Caution signs will be posted at the park.
- h. UGlen Budget (Landscape & Maintenance Costs): Dr. Blaine agreed to provide the requested budget.

## **5. Management Office Report**

Nothing new to announce

## **6. Public Comments**

- a. Rattlesnakes: There has been an increase in sightings. Call the police as needed. A neighbor suggested that a snake avoidance training class be made available.
- b. Pool: Skim nets will be provided to allow (one purpose) residents to remove the many bees that accumulate overnight.
- c. Sidewalk Maintenance: Sidewalks in the neighbor are being lifted by tree roots. UG Corporation is soliciting bids for repairs for work throughout the neighborhood.

## **7. HAC Comments**

- a. HAC meeting Start Time: An earlier time (5:30 PM) is being considered. Input is solicited.
- b. Neighbors are encouraged to join the neighbor-run online Yahoo Group for University Glen. <http://groups.yahoo.com/group/universityglen>
  - i. Neighborhood issues can be voiced/discussed.
  - ii. For Sale/Wanted, Garage Sale announcements, event notification and more are possible.

## **8. Construction Update**

There is no construction going on at this time.

Next Meeting: September 19, 2013, 6:00 p.m., University Glen Conference Room, Town Center