BUDGET RECONCILIATION

Fiscal Year 2021-2022 (FY 2021-22) closed as of June 30, 2022. During FY 2021-22 (following Site Authority approval of the budget) the premium for townhouse liability and earthquake insurance coverages required per the Ground Sublease was increased by 18.5% percent. Therefore, in accordance with Sub-Section (2) of Section 4.3 Maintenance Rent of the Ground Sublease, and pursuant to the acceptance of the Budget Reconciliation for FY 2021-22 by the Site Authority as of September 27, 2022, owners of townhomes will be billed for the difference between the estimated Monthly Maintenance Charges paid and their pro rata share of the actual Maintenance Rent Costs being due to the Site Authority in connection with the unanticipated insurance premium increase which is $92.68.

Since this budget shortfall was related solely to townhouse insurance, owners of single-family homes will be receiving a Maintenance Rent overpayment credit in the amount of $53.00 for their pro rata share of the overpayment.

The credit to the single families and the bill to the townhouses will be reflected on each homeowner’s November 2022 CAM Fee Statement.

TEMPORARY RELOCATION OF SCHOOL BUS STOP

The CSUCI Police Department and the Pleasant Valley School District (PVSD) have determined that the PVSD Bus Stop in University Glen will be temporarily relocated away from the Anacapa Canyon construction site. Starting on October 10, 2022, the school bus will enter via Camarillo Street, make a left turn onto eastbound Rincon Drive and utilize the traffic circle at Rincon and Anacapa Island to turn around before stopping in the widened traffic pull out on Rincon Drive. PVSD will communicate the change to their students and their families directly.

DINE AT ISLANDS CAFE

The Site Authority would like to invite UGlen Residents to take a break from cooking and doing dishes and come dine in Islands Cafe! Either park in Town Center and walk to Islands Cafe from there, or stretch your legs and walk from home. Following are the meal prices:

<table>
<thead>
<tr>
<th></th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Breakfast</td>
<td>$7.00 + tax</td>
</tr>
<tr>
<td>Lunch</td>
<td>$9.25 + tax</td>
</tr>
<tr>
<td>Dinner</td>
<td>$11.25 + tax</td>
</tr>
</tbody>
</table>

Here’s a link to the Islands Café menu [https://uas.csuci.edu/hospitality/hospitality-locations.htm](https://uas.csuci.edu/hospitality/hospitality-locations.htm), which is updated weekly.
PIZZA 3.14 IS OPEN FOR BUSINESS

After closure caused by an air conditioning repair, we are pleased to let the UGlen community know that Pizza 3.14 in the Town Center is back open and the hours are 10:30 am to 8pm Mon thru Friday.

COFFEE WITH THE COPS

On Saturday 10/22 From 8:30-11:30 A.M CSUCI Police Department invites all members of the UGlen community to meet the officers and learn about emergency preparedness, evacuation plans, catalytic converter thefts, and make sure you’re registered for CSUCI Alert! We will also be joined by the California Department of Fish and Wildlife who will present on wildlife safety and some of our native animals.

UPCOMING EVENTS

Homeowners Advisory Council (HAC) Meeting: Thursday, Oct 20 at 6:00pm, UGlen Community Center
Coffee with the Cops & Safety Fair: Saturday 10/22 From 8:30-11:30 A.M in front of the Mission Hills Office
Community Advisory Group (CAG): Thursday, Oct 27 at 4:00pm, via Zoom
Site Authority Board Meeting: Monday, November 7 at 11:30am via Zoom

REMINDEERS

Monthly Maintenance Charges: Please put your CAM/ Lot number (NOT your T-Code) on your check!

The following charges are due on the 10th of the month:

- Single-Family Homes $258.46
- Townhouses $387.81

If you use automatic payments, please schedule your automatic payment for after the 5th of the month and prior to the due date of the 10th of the month and confirm that your CAM number is included in the memo field of your check. For assistance in accessing your RentCafe account, contact the UGCAM office.

Landscaping Issues: If you have specific landscape items you would like Gothic to address, send an email to UGCAM@kennedywilson.com. We request you include your address and a photo of the condition about which you are concerned to facilitate a clear work order.

Burlap Blankets: If you would like to procure a burlap blanket for the gathering and disposal of green waste material around the outside of your home, contact the UGCAM office by letting us know your address and the number of burlap blankets you wish to be left at your front door. When you have completed gathering the green plant material together, place the blanket(s) in the alley at the back of your home where your trash is normally picked up and inform the UGCAM office. UGCAM will instruct Gothic to pick up the burlap blanket(s).

Dog Park Closure: In order for Gothic to complete their weekly maintenance of the Dog Parks, the Dog Parks will be closed for one hour per week (MONDAYS at 10:00-11:00 AM). Posted signs at the entry gates to the Dog Parks provide notice.
Remedy Pest Elimination: If you would like to have the areas around your home treated for spiders, ants and other pests, then send an email the UGCAM office requesting a service visit from Remedy Pest Elimination (RPE), UGCAM’s pest control vendor who is on site each week on Tuesdays. If you would like RPE to treat a pest issue inside of your house, then contact RPE directly at (805-240-1140).

Disposal of Animal Waste: When it comes to disposal of your pet’s poop, please be considerate of your neighbors and properly dispose of it. DO NOT place poop bags on tree beds or in the front courtyards of homes or any other place in UGlen, except for your personal garbage bin or any of the numerous waste disposal receptacles provided throughout the neighborhood.

SPECIAL EVENTS IN UNIVERSITY GLEN

If you are planning to hold an event or activity in the UGlen Common Area, you must submit the following application to the UGCAM office a minimum of 30 days in advance:


IMPORTANT CONTACT INFORMATION

CSUCI POLICE DEPARTMENT

California State University Channel Islands
1 University Drive
Camarillo, CA 93012
Dispatch / Non-Emergency Line: (805) 437-8444

UNIVERSITY GLEN COMMON AREA MAINTENANCE OFFICE (UGCAM)

45 Rincon Drive
Suite 103-3B
Camarillo, CA 93012

Email: UGCAM@kennedywilson.com.
Phone: (805) 702-4038.
Office Hours: Monday - Friday 10:00 A.M - 2:00 P.M.

For further information on the UGlen community, please check out the website: http://universityglen.csuci.edu.

CSUCI FACILITY SERVICES (NON-BUILDING PERMIT RELATED ISSUES)

If you notice maintenance items such as potholes, overhanging tree limbs, etc. which are outside the boundaries of the UGlen community, please email your observations to fsworkcenter@csuci.edu.