

UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

Thursday, May 26th, 2022

In Attendance: Laurie Nichols, Sean O'Brien, John Lazarus, Christina Sotelo, Paula Robertson, Mary Kennedy, Jake Friesen, Mark Hewitt, Malea King

Laurie called to order at 4:00 pm

- A. Jake Friesen asked Sean O'Brien when the Phase II homes will be available to purchase. Mr. O'Brien stated in mid-September or October for the townhomes and single-family homes. In quarter three of 2023 there will be available tours and potential ability to put offers on the houses. Comstock Homes will launch a marketing campaign as soon as it is the appropriate time. They will use the University Phase II interest list, who will be the first to know about the campaign. Signage will be posted around the project site with phone numbers, email addresses and web URLs. Information will be provided on the University Glen website.
- B. Mark Hewitt inquired about the construction access for Phase II. Mr. O'Brien clarified there is no other entry besides gate one and two. The intention was to use the closest gate to Camarillo Road. They will continue to use one gate once the sewer and storm drain works are complete. Mr. Hewitt asked if the inspiration point area is still slated for single family homes. Mr. O'Brien stated that the point area is on hold due to the cost to repair the bridge. Kennedy Wilson and the homebuilder partner are not intending to develop that site.

Homeowners Advisory Council (Malea King):

- A. Malea King asked Sean O'Brien regarding the finalized renderings of Anacapa Canyon. Mr. O'Brien stated the previously finalized renderings that are on the website and press releases are the only renderings since the building design has not changed. They are currently working on printing the fence banners. The banners will be up in a month. Mrs. King inquired about the location of the pools in the new development and if there will be an additional playground park or dog park. Mr. O'Brien shared that the park location is closest to the second roundabout. Mrs. King asked if the childrens park, recently purchased with the current homeowner's CAM fees, is being equitably paid for by the two phases. Mr. O'Brien stated that all the brand-new amenities in phase II are paid for by the developer. Phase one will get the added benefit of all the new amenities without any contribution to the capital cost. Once Anacapa Canyon amenities are built, they will be maintained by CAM. This includes the \$5 million pool and clubhouse in Anacapa Canyon. Mrs. King asked about prices for the senior apartments, single family homes and townhomes. Mr. O'Brien stated the prices are set a few months before the launching. Mrs. King asked about the name Anacapa Canyon. Mr. O'Brien confirmed the rebrand of University Glen Phase II to Anacapa Canyon. The senior apartments will be Vintage at Anacapa Canyon. The market rate apartments will be called Anacapa Canyon apartments.

- B. Jake Friesen added that the elections for the Homeowners Advisory Council will be in June. The candidate's forum is that night at 6 pm. The four candidates are Lori McDonald, Toby Wheeler, Mary Kennedy, and Tom Bokhart.

Site Authority (John Lazarus):

- A. Since the opening of the new playground park, residents were sent notices to remove swings from front yards. Per the Ground Sublease Agreement. Homeowners have 30 days to remove swings or will be faced with a charge.
- B. The Site Authority is working on the draft language for solar panels on the roofs of the townhomes.
- C. The Site Authority/UGCAM budget was approved by the Site Authority Board, at the Board meeting on May 9th, 2022. The townhouse reserve requires more research. The reserve needs to be set up to make sure it can cover any future obligations.
- D. The Early Childhood Care center and the campus received a \$5 million donation. Two locations are in consideration, Big Rock Park or the current Carden School location.
- E. Two upcoming events, Casa Pacifica Food & Wine festival on Sunday, June 5th and the Safety Fair that will be provided for the University and University Glen. There will be a demonstration of the defensible space. CERT will be present, and you can become a CERT member.

UGCAM Report (Jake Friesen):

- A. Jake announced that it has come to UGCAMs attention that the playground is part of Playcore that is associated with The National Demonstration Site Network. There is a QR code on the play structure that you can take a survey. On The National Demonstration Site Networks website, it shows University Glen's playground. The survey is designed to gather data to help design a future activity playground.
- B. They are working to complete the annual brush clearance as mandated by the state by June 1st. Brightview is almost close to having it completed. The Camarillo Fire Department will be out there and check the brushfire clearance to approve.
- C. June 1st there are water restrictions going out into effect. This is specific for potable water. Landscape uses recycled water.
- D. UGCAM has decided to terminate BrightView's maintenance contract. Currently working with Gothic Landscape out of Santa Clarita as the new maintenance contractor. Working to get contact solidified. Gothic Landscaping begins working on July 1st.
- E. Working with the Social Committee to host a movie at the park on Saturday June 4th and June 25th.

Mark Hewitt questioned if Gothic Landscaping will be doing maintenance to the sprinklers. Jake Friesen confirmed they will be doing both the landscaping, mowing, and the annual tree trimming.

Adjourned at 4:36 pm