

## **UNIVERSITY GLEN COMMUNITY ADVISORY GROUP**

Tuesday, December 20th, 2022

In Attendance: Jake Friesen, Mark Hewitt, Christina Sotelo, Mary Kennedy, Ben Gordon

Jake Friesen called to order at 4:05 pm

### **Kennedy Wilson (Ben Gordon):**

- A. Construction continues at the 32-acre site. The current focus is on the amenities building, the clubhouse, the fitness center, the market rate apartments, and the age-restricted apartments. They expect first deliveries late third quarter or early fourth quarter before the market rate product. Kennedy Wilson's construction partner will start building their first units in January. Six-month construction timeline. Total of 8 units, 2 single-family homes, and 6 townhomes. Which will be used as the model homes, sales office, and segway into continued construction. There is a website, Anacapacanyon.com with an interest list. You can submit your email with questions you have, and someone will reach out to you.
- B. Mark Hewitt inquired about the market-rate apartment models. Ben Gordon replied they will be open around October 2023. The age-restricted apartments are expected to be completed near the end of 2023 or early 2024.
- C. Mary Kennedy addressed the water leaks in University Glen and asked if Anacapa Canyon is taking any precautions for water issues. Mr. Gordon acknowledged he is aware of the water leaks in the existing University Glen. He replied it is extremely challenging to find the source of that due to the lack of meters. In Phase 2 they will be fully metering the community, all townhomes, single-family homes, and apartments will have their own sub-meter. There will be one sub-meter for the age-restricted community. This will allow them to gauge water usage on a more isolated basis to prevent any future leaks or early detection. Mrs. Kennedy inquired about the Phase 2 Ground Sublease Agreement. Mr. Gordon replied the Ground Sublease Agreement will be available to prospective buyers and accessible on AnacapaCanyon.com. Jake Friesen assured the Site Authority will post a link to the Anacapa Canyon Ground Sublease Agreement on the University Glen website when it is accessible.

### **Homeowners Advisory Council (Mary Kennedy):**

- A. Mary Kennedy inquired about the Community Advisory Group meetings being in person going forward. Jake Friesen agreed. He stated the next meeting will be held in the community center. Allowing Ben Gordon and others to participate virtually if needed.

### **Site Authority (Jake Friesen on behalf of John Lazarus):**

- A. The homeowners' manual will be ready for review by the Homeowners Advisory Council in January. The Site Authority clarified that it is only an attempt at a distillation of the

Ground Sublease and helping homeowners to understand how they access services and the obligations of both them and the Site Authority. John Lazarus or anyone is not able to unilaterally modify the Ground Sublease since it's a contract.

- B. Solar panel for townhouse language is in review with University Council and running slowly.
- C. Anacapa Canyon continues to move on schedule with the vertical construction of townhomes and single-family homes
- D. Late fees will be applied once again starting January 1<sup>st</sup>, 2023. Any balance that is over one month rate for the single-family or townhomes is considered excess and will be charged a \$50 fee. Which will be due the following month.
- E. University Glen representatives for the Visioning Committee for possible improvements in University Glen Park would be University Glen, Mission Hills, Anacapa Canyon, and the Site Authority. Ventura County does not have jurisdiction, but their opinion is welcomed.
- F. The Town Center parking lot maintenance will be completed by the end of December.

#### **UGCAM Report (Jake Friesen):**

- A. The Homeowners Advisory Council requested that UGCAM communicate with the University regarding the lighting at the footbridge. The University provided a drafted guideline regarding footcandles and does not address pathways. Jake Friesen requested the Homeowners Advisory Council create a working group to investigate the best way to proceed. The cost will come into discussion and community input from other areas need to be taken into consideration.
- B. There was a communication of an herb garden that is in the community park. Everyone can use it but please harvest responsibly.
- C. The CSUCI Dolphin Pantry is available for food and toiletries for members of the community. You can also donate items as well to Dolphin Pantry Services.
- D. The Homeowners Advisory Council requested information on water pressure issues. The CSUCI plumbers stated regarding pressure regulators, "the water pressure in the upper University Glen is 60lbs per square inch, the town center is 75lbs per square inch. The uniform plumbing code states, pressure below 15 PSI requires a booster pump and above 80 PSI requires a regulator valve." The information came from the uniform building code section 608.0.
  - a. Mark Hewitt purchased his own pressure gauge from Amazon for \$23.00. His house tested at 55 PSI.
- E. As requested, information has been posted on the University Glen website. Information on whom to contact if there was any vehicle damage done by the Anacapa Canyon construction. It has been posted under the Owner Resources drop-down.
- F. UGCAM distributes its E-Blast news monthly. The QR codes posted on the mailboxes are the web version of the E-Blast news. The meeting minutes will be posted on the University Glen website once approved by the Homeowners Advisory Council.
- G. 160 people attended the Holiday Party.

- H. 70% of the budget has been completed for the annual tree trimming. The remaining 30% will be used for specific trees. The Sycamore trees need trimming, which is a protected species. UGCAM is working with the arborist with Gothic Landscaping on how to approach the trimming. The trees have bark beetles. The bark beetles cause the bark to look rotten, but the trees are healthy.
- I. UGCAM has signed a proposal from Gothic Landscaping for the landscaping refurbishing project. Using guidelines based on the zero-to-five-foot defensible space recommendations from the California State and Ventura County.
- J. UGCAM is working on the waste bin enclosures for the waste requirements. It will be completed by the end of January. This would be for two enclosures for the 64-gallon bins in the single-family and townhouse portion. One 64-gallon bin with a gate and enclosure for Mission Hills Apartments. The cost will come from the common area reserves.
  - a. Mark Hewitt requested the Site Authority mention the water budget issue at the next Site Authority Board Meeting. He will follow up with John at the next Community Advisory Group meeting.
  - b. Mark Hewitt asked Ben Gordon if there will be any pathway lighting bollards in the new development. Mr. Gordon will forward the details once he receives them.

**Closing Remarks:**

Adjourned by Jake Friesen at 4:35 pm