

UNIVERSITY GLEN COMMUNITY ADVISORY GROUP

Thursday, November 20, 2025

In Attendance: John Lazarus, Jake Friesen, Matthew Curtis, Mary Kennedy, Mark Hewitt, Taylor Pani

John Lazarus called to order at 4:07 PM

Anacapa Canyon /Mission Hills (Taylor Pani):

Taylor Pani reported that operations remained stable with strong resident retention and overall satisfaction in Anacapa Canyon. Some parking matters at the Villas Apartments were still being addressed. No other updates were provided.

Homeowners Advisory Council (Mary Kennedy)

Mary Kennedy reported that the Garden Committee has started receiving requests for garden plots from Anacapa Canyon residents. The committee hopes to expand the garden area to accommodate additional plots and suggested that Anacapa Canyon contribute to the effort. Ms. Kennedy also requested a meeting to discuss parking. John Lazarus said that a patrol officer attends every Homeowners' Advisory Council meeting and is available to answer questions related to parking. Community members were encouraged to direct any parking questions to the officer during those meetings. Ms. Kennedy reported concerns about speeding and missed stop signs near the Anacapa roundabout and suggested adding a reminder about safe driving in future community communications. It was suggested that a 25-mph speed limit sign be added along Channel Islands near the Anacapa roundabout. The Site Authority offered to cover the cost, and in coordination with the University Police Chief will ensure compliance with sign requirements.

CI Faculty Homeowner (Matthew Curtis):

Matt Curtis shared that AT&T cell service continues to be unreliable in the Hillcrest area, with faculty and residents reporting frequent service interruptions and limited reception. John Lazarus noted that an update on this issue was included later in the agenda. Mr. Lazarus reported ongoing work with a telecommunications REIT to improve cell service in the community. Potential tower sites near Inspiration Point and the debris basin are being evaluated. Progress is being made, but construction would take about a year once approved. It was noted that Anacapa Canyon is also engaged in conversations regarding improved cell service and offered its support. A question was asked about the status of filling the second faculty seat on the Community Advisory Group. John Lazarus reported that the Academic Senate had circulated an announcement about two weeks prior but had not yet received any volunteers.

Site Authority (John Lazarus):

John Lazarus reported that the FY 2024–25 reconciliation was completed with a positive balance, and all property owners received refunds. The detailed amounts were included in the mailing and will also appear in the upcoming Site Authority Board report. He noted that in October 2025, the median Camarillo home price was \$911,599, while the average University Glen home sold for \$475,208, or about 52% of the local market. CalTRUST continued with its strong performance and the benefit of liquidity compared to laddered CDs. Campus Police recently held an emergency-preparedness presentation for

the University Glen and Anacapa Canyon communities, with about 20 attendees. Mr. Lazarus provided an update on the governance revisions. Version 2 incorporated feedback from all three advisory groups, and additional comments are welcome through the end of the month. A question was raised about including Anacapa Canyon residents on the Community Advisory Group. John Lazarus explained that prior feedback supported keeping the Community Advisory Group focused on University Glen, given the different structure and CAM budget for Anacapa Canyon, though communication can still occur through the common area manager when needed. A question was raised about why the “community member” seat was removed from the latest draft of the Community Advisory Group composition. John Lazarus noted this was unintentional and encouraged submitting written feedback so the suggestion can be shared with Budget Advisory Group and Homeowners’ Advisory Council as part of the governance revision process. Concerns were raised about overgrown vegetation along Camarillo Street. It was noted that CAL FIRE was expected to provide a proposal for removal. It was reported that lane markings near the Camarillo Street and Channel Islands intersection were difficult to see in the dark due to fading. The lack of striping, reflectors, and lighting was raised as a safety concern. Mr. Lazarus agreed to forward the issue to the Police and Public Safety department for review.

UGCAM Report (Jake Friesen):

Jake Friesen reported that the Fall portion of the annual tree trimming was completed on November 14 by American Heritage and Legacy, focusing on building clearance. The remaining 30% of the work will be completed in the Spring. Landscape refurbishing at the apartments was also completed, with one small planter bed pending a bid from Gothic, but still within the approved budget. Gutter cleaning for the townhomes was underway, with work completed on Channel Islands and Landing Cove. Smugglers Cove and the areas north of the footbridge were next on schedule to complete all gutter cleaning before the Thanksgiving holiday. Mr. Friesen reported that Phase 2 landscaping for the townhomes on Channel Islands and Smugglers Cove is underway. Pricing is being developed for trees and roots within the 0–5-foot defensible space zone, and this information will be reviewed by the Budget Advisory Group and the Homeowners’ Advisory Council Landscape Committee. It was reported that “No Parking Anytime” signs along Channel Islands Drive were being installed at the direction of the Channel Islands Police Chief and in coordination with Camarillo Fire, Ventura County Fire, and Deputy State Fire Marshal No. 3. Sixteen signs are required under Fire Code Section 5 and WUI (Wildland Urban Interface) requirements. The installation cost from Signorama Camarillo was \$1,451.52, and utility location checks will be completed before installation. Mr. Friesen shared that Fire Marshal Aaron Greer raised concerns about the lack of street lighting at the corner of Camarillo Street and Channel Islands and suggested revisiting the earlier proposal to add lighting there. “No Parking” signage may be needed at the Town Center, as cars have been parking in areas not intended for parking. He also reported that, beginning November 24, the electrician would replace 22 light bulbs in the Town Center parking lot as part of this year's common area budget. Work has begun on the FY 2026–27 budget, and contracts with the reserve consultants have been finalized. The Artisan Market scheduled for November 16 was moved indoors to the Town Center Community Room due to rain, and the event was well received. A musician was scheduled to perform at American Pie Company on December 14. A community holiday party was also tentatively planned for December 20, including a cooking exchange and holiday music from a local ukulele group. Mr. Lazarus noted that additional “No Parking” areas would be needed along Rincon near the Town

Center exits to improve visibility and safety. Efforts will be made to minimize the number of spaces removed, and diagrams are available upon request.

Adjourned by John Lazarus at 4:50 PM