

# The Oak Grovian

June 2002

## *Board Reluctantly Approves Rate Increase*

After thorough consideration, the Oak Grove Board of Directors approved an 8.7% increase to the 2001-2002 budget during an Association Meeting on January 22.

The \$364,532 budget, proposed by Association CPA Michael Gartzke, was approved as submitted to the Board. New homeowners fees went into effect April 1, 2002 to deal with the new financial plan.

Most of the \$29,168 hike will cover rising Reserve Funding and insurance costs.

\$11,220 more will be set aside for Reserve Funding, which is used to maintain common area items. This fund covers roofing, painting, irrigation systems, and a variety of other Association interests.

\$10,000 extra will be allocated for insurance costs - a 29% increase from last year.

Rate hikes in electricity and trash - as well as predicted increases for landscaping supplies and repairs, and administrative costs - made up the rest

*continued to page 3*

## **Homeowners Share Likes and Dislikes in Annual Survey**

Oak Grove is a safe place to live.

That was one of the many homeowner opinions uncovered in the 2001 Survey that was presented during the February Annual Meeting.

Near all - 92% to be precise - of all homeowners rated their level of safety and security in our development as "good" or "very good". Also earning high marks were the Community Park and the condition of the buildings and parking lots.

Dominating the things rated least favorable was trash and recyclable management. 68% of homeowners felt more frequent collections intervals are needed, and 23% rated the appearance of their trash collection area as "poor". In other topics of concern, 61% of the respondents considered the Association fees "too high".

88 households, or about 52% of the Association, participated in the survey. The questions were the same as the one distributed at the end of the year 2000. Some ratings in the survey improved in 2001, while others declined. Several items came up with mixed results.

For example, while the landscaping continues to be rated positively by 70% of homeowners, the number who rated it as "poor" grew from 2% to 14% over the last year.

**For complete 2001 Survey coverage,  
please turn to Page 6**

### INSIDE THIS ISSUE

- 3 **How Oak Grove Dues Compare to Other Properties**
- 4 **Managing Conflict with the Board of Directors**
- 8 **Association Meetings Notes**
- 10 **A Better Water Heater**
- 12 **Oak Grove Calendar**

## **“How I See It”**



**By Leslie Ward**  
Oak Grove Homeowner

*Let's talk trash.*

*A mighty dirty subject. One that causes stress and anxiety. A problem that causes neighbors to sneak out in the early morning hours to be the one that gets to fill up the cans before someone else gets out there first.*

*To tread softly so that no one knows who's the one that dumped their newspapers, their soda bottles, and their improperly smashed corrugated cartons in the recycling containers!*

*Oh the fear of being caught filling up those three plastic bins! I can't stand the distress - it is Me! Me!*

*Now that I've come clean, let me tell you that the trash problem is a major one.*

*It's always the little things of community living that get you - not air pollution, not the politics of governing, not the price of the home, but who's parking in my spot, who's having their radio on too loud, who's leaving their bike where I can see it.*

*And the biggest one, of course - who is the culprit that dumps too much trash, first! Although at every meeting I have attended this subject comes up, nothing has changed.*

*We are encouraged to recycle. It's good for the environment; it's good to be responsible. Buy recycled products.*

*But where do you put the trash to be recycled is the question. We get three cans which get filled up within two days, and that's it. I don't know how often the recycle truck comes, but whatever it is, it isn't enough.*

*So anyone who has additional recyclable 'pre-owned' collectibles either puts them in the regular trash bin or keeps the stuff in their house waiting for the next early morning hour when they'll be lucky enough to find empty recycling bins!*

*What a deal! You know, I think I need a life. ■*

## **Lawsuit Against Association Continues**

### **Details Emerge In Case During Pre-Trial Testimony**

A deposition was held on February 22, 2002 in the lawsuit brought by a homeowner against the Oak Grove Homeowners Association. Sworn testimony from the homeowner was given to James P. Dexheimer, the attorney representing Allstate Insurance and Oak Grove.

The lawsuit demand of about \$75,000 is for an alleged injury sustained by a homeowner in a common area of Oak Grove in September 2000. The lawsuit claimed the plaintiff suffered wage loss, medical expenses, and loss of earning capacity due to a fall outside her condominium.

During the deposition, it was revealed the homeowner routinely used a sidewalk to walk from her car to her condominium. However, on the night of the accident, she decided to take a "short-cut" across a lawn from the parking lot to her unit. While walking on the grass at about 9pm the homeowner fell. She was carrying two grocery bags at the time.

The homeowner testified the fall injured her knee and forced her to miss work for five months. She had lived at Oak Grove "4 or 5 years" prior to the mishap.

During questioning from attorney Dexheimer, the homeowner said she never complained to the Association or Good Management Company about a hazardous condition with the lawn prior to her fall. The homeowner also did not report the accident to the Association or GMC after it happened. The Association learned about the incident shortly after the lawsuit was filed in Santa Barbara County Superior Court in August 2001.

Following Board of Director policy, the homeowner's identity is not being disclosed in order to maintain her privacy.

The trial is scheduled to start in June 2002. ■

# How Does Oak Grove Compare?

by Anita M. Ward  
Prudential-CA Realty

How do Oak Grove homeowner's dues compare to other subdivisions?

Although I cannot list all subdivisions, for comparison purposes I have selected a cross section of a few where I have sold properties. If they are not County restricted, they are considered entry-level condos:

- \$205 - Winchester Commons**
- \$240 - San Antonio Village**
- \$245 - Franciscan Villas**
- \$285 - Los Encinas (over age 55)**
- \$325 - Summerland Heights**
- \$380 - Sunrise Village**
- \$400 - The Village**
- \$500 - Diamond Crest**

**\$174 to \$183 – Oak Grove**

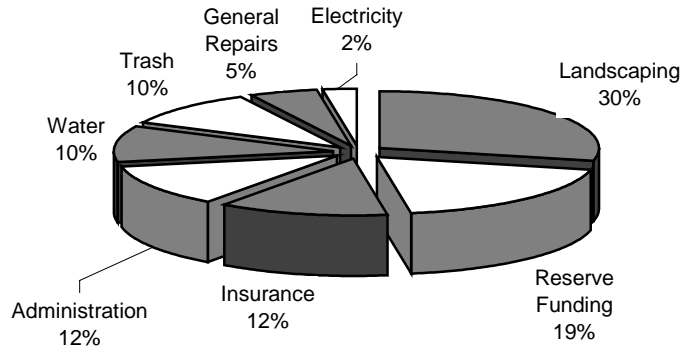
These monthly fees are for **2 bedroom units**; other size units vary accordingly. Costs include land lease fees and other surcharges, when applicable. When a property has both affordable and open market units, the affordable rate is listed.

On top of the regular monthly Association dues, some unfortunate condominium owners have had to pay even more. For example, every owner at *The Village* was recently charged a \$1200 special assessment for new roofs.

As always, if you have a question about the affordable or the open real estate market, please know I am always available. ■

*Anita Ward is a real estate agent who has been active in Oak Grove for many years. She can be reached at 563-4039.*

## Where Your Association Dollars Go



## Change in Monthly Dues

Unit Type	2001-02	2002-03
Studio	\$144	<b>\$155</b>
1 Bedroom Model A	\$153	<b>\$166</b>
1 Bedroom Model B	\$156	<b>\$169</b>
2 Bedroom Model D	\$160	<b>\$174</b>
2 Bedroom Model E	\$162	<b>\$176</b>
2 Bedroom Townhouse	\$168	<b>\$183</b>
3 Bedroom Townhouse	\$174	<b>\$189</b>

**Rate Increase** - continued from page 1

of the budget increase.

Mindful of last year's raise of about 12%, Board Members and homeowners present at the meeting wrestled with ways to alter the proposed budget.

The Board discussed the possibility of eliminating one gardener from our landscaping team. This headcount was added to last year's budget at a cost of \$23,000 annually.

However, the consensus in the meeting recognized the number of complaints about landscaping have dropped significantly since adding the extra worker in 2001. It was noted that our land is our biggest amenity, and one that most reflects the value of living in Oak Grove, and therefore it needs to be well managed.

The possibility of adding an "Amenities" fund to the budget – specifically for the creation of a dog park – was also discussed. While further increases to the budget proved to be unpopular, an idea was raised instead to seek donations from homeowners that are interested in seeing a dog park become a reality. ■

# How to Handle Conflict with the Board of Directors

by David Rasmussen  
Communications Committee

The saying goes you can't fight city hall. Some people feel the same way about Oak Grove's Board of Directors. A few homeowners have said they feel it would be futile to oppose the Board on any matter. The truth may surprise you.

Previous articles in this series reviewed ways to effectively deal with conflict between your neighbors and with Good Management Company.

In this last issue we will explore how you can successfully handle dispute with this seemingly all-powerful group.

First, let's reveal who these people really are and how they got there.

Here at Oak Grove the Board is made up of five homeowners. They meet eight to 12 times a year to make decisions for the well being of the entire Association. The Board members are elected or appointed volunteers serving a two-year term.

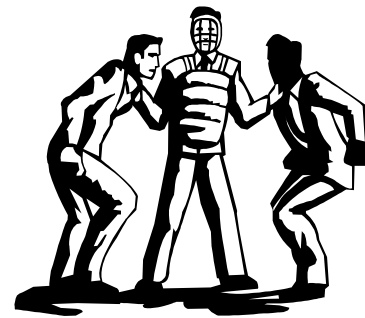
Now why would any homeowner have a beef with a nice group of people like this? Here are my *unofficial* top 3 reasons for homeowner dissatisfaction with the Board of Directors:

1. Disagreement over decision/action/inaction impacting the community as a whole.
2. Unhappy about decision/action/inaction to specific homeowner concern.
3. Dissatisfied over rules infraction notice sent to a homeowner.

Let's illustrate #1 with an example: The Board announces that a new color scheme of violet and pink will be used next year when all buildings are repainted. You attend the annual meeting and are appalled at the colors selected. What can you do?

Quite simply your first step would be to voice your concern to the Board of Directors. Attending the next meeting would be the best way to do this. Contact Good Management Company explaining your concern, and request to be placed on the next meeting's agenda.

Query your neighbors and see if they share your opinion on the matter. If they do, ask them to attend



the meeting with you, or sign a petition documenting their support for your perspective.

You may be surprised at the power you can convey at an Association meeting. As a matter of fact, few homeowners – other than the Board members themselves – usually attend at all. A logical argument from a concerned group of homeowners can sway the Board to reconsider any issue.

What if the matter at hand impacts only you – rather than other homeowners? Let's say you sent a written request to install a satellite TV dish and the Board denied your request. What direction should you take?

As in other conflict resolution matters, straightforward communication is the best approach. Get on the agenda for the next meeting and seek clarification from the Board why your request was not approved.

## A Review of Key Points from The Dealing with Conflict Series

## Conflict Management - continued

### 1 - NEIGHBOR CONFLICT



- Try to deal directly with your neighbor.
- Clearly and respectfully state your concern.
- Actively listen to your neighbor's response.
- If your attempts at direct settlement of the matter are unsuccessful, document your complaint to Good Management Company.
- Understand the GMC can only address rules violations, not personal conflicts.

You may discover your application could not be okayed because it did not contain enough information. The Board may have had questions or concerns that your form may not have covered. Since you were not there to answer the concerns, the Board may have had no choice but to deny your request.

Many homeowner concerns like this can be easily resolved when the homeowner makes the effort to talk with the Board in person.

But what do you do when you've met with the Board over a matter and cannot come to a reasonable solution? Let's say you have received letter from the Board warning you of fines if you do not remove a bicycle and a canoe that you store your carport. You've met with the Board and explained your position, but no compromise was had.

### 2 – GOOD MANAGEMENT CONFLICT



- Avoid calling Monday mornings, unless your issue is urgent.
- Call back if your message is not returned within one business day.
- Ask the rep how long it will take to handle your request.
- If dissatisfied with GMC's response, escalate the matter to Michelle Armstrong.
- If still displeased, request a hearing with the Board of Directors.

What's your next option? Michelle Armstrong of Good Management Company offered this suggestion to homeowners: "We are going to advise that they get involved in an alternative dispute resolution – usually mediation."

An unbiased third party can review the dispute between homeowner and the Board of Directors and render an impartial decision.

"If the other party doesn't want to respond (to the mediation request), then they can go to Small Claims Court," says Michelle. "Of course it doesn't look good if the other party would not be involved in mediation."

### 3 - BOARD OF DIRECTORS CONFLICT



- Ask to be placed on the agenda for the next Association meeting.
- Arrange to have supporting neighbors sign a petition or come to the meeting with you.
- At the meeting, explain your case directly to the Board.
- Listen to feedback and answer the Board's questions.
- Direct communication with the Board will solve the matter in most instances.
- Consider 3<sup>rd</sup> party mediation if unable to reach an accord with the Board.

It is good to know there is an alternative course available to deal with Association disputes in a civil and legal manner. However, it has been my experience that the majority of homeowner complaints can be resolved successfully through direct contact with the Board. ■

**FINAL WORDS:** The best manner to solve conflict to your satisfaction is through **direct communication** with the other party.

# Homeowners Opinions Revealed

## Sample of Homeowner Comments

*"It seems that too much water is being wasted. Since we have drought resistant plants, I don't see a need for watering more than once every couple of weeks. It only creates more work because the plants grow faster and have to be thinned out more often."*

\*

*"Contract landscape company is doing a great job. The plants and flowers look very nice."*

\*

*"Not pleased with plants under (middle) bedroom window. Subject has been brought up but to no satisfaction by homeowner. No callback from Good Management."*

\*

*"Landscaping is not very attractive around our place! Also we've seen people dumping paint cans and sofas in our bins (who don't even live here). Why are dues so high?"*



*"When I bought here, I believed it to be well built. Since my neighbor below complains about us moving around too loudly, I assume it's not as I expected."*

\*

*"I wanted to go to the park but had to work. Please do it again." (Regarding Association meetings in the Community Park)*

\*

*"Association is wasting money. Dues are going up and the building still looks bad. What's with the warped siding and the poor paint job? Please fix sheet metal in the parking lot car ports."*

\*

*"If the Board thinks another (monthly dues) increase is necessary, it would be proper to call this time for an Association-wide vote on the increase. And let the majority rule."*

## The Best

Things Rated "Good" to "Very Good"

1. **Safety and Security** (92%)
2. **Newsletter** (82%)
3. **Buildings, Parking Lots, and Sidewalks** (64% to 84%)
4. **Landscaping** (70%)
5. **Community Park** (68%)

*"I would like to suggest that those with assigned parking spaces use them. Sometimes there are no free spaces for a homeowner's second car because people choose not to use their assigned parking space."*

\*

*"The biggest problem I have is the trash and recycling. The recycling containers get filled quickly and then items get put in the trash, then the trash is over-loaded. We need more recycling pick-ups – at least once a week."*

\*

*"The gazebo is plastic with a canvas roof is an eye soar. If it was made out of wood it would be great."*

\*

*I suggest moving the gazebo to the park, to be more accessible to all residents and not detract from the natural beauty of our topography."*

\*

*"Would like a park for dogs."*

\*

*"Compared to some other condo's I think we have a pretty nice place & I am lucky as I think I have great neighbors."*

**Several homeowners requested a phone call from a member of the Board of Directors to discuss the survey. However, the Board was unable to reach some of these homeowners.**

**If you would like to discuss the survey, please contact Good Management Company. They will arrange to have a Board member call you.**

# Inside The 2001 Association Survey

Annual Survey - continued from page 1

## The Worst

Things with the Lowest Ratings

1. **Recyclable Collections** (68% not frequent enough)
2. **Association Fees** (61% too high)
3. **Gazebo** (26% rated poor)
4. **Issues Resolved Satisfactorily by Good Management Company** (23% poor)
5. **Appearance of Trash and Recyclable Areas** (23% poor)

While 53% of respondents visited the gazebo in 2001, 26% rated it as "poor" in terms of adding value to their property.

Although the service provided by Good Management Company continues to be an area of concern among some Oak Grovians, their overall "poor" rating dropped from 27% in 2000 to 18% in 2001.

In other changes seen from the 2000 to 2001 surveys, use of the Community Park grew from 40% to 60% of homeowners. Association meeting attendance rose from 44% to 57%. And satisfaction with the Association newsletter increased from 59% to 81%. ■

## Biggest Changes from 2000 to 2001 Survey

Has anyone in your household used the Community Park within the last year?

	Yes		No	
2001	54	60%	36	40%
2000	43	40%	65	60%

The landscaping design in terms of adding resale value to your property:

	Very Good		Good		Fair		Poor	
2001	27	30%	36	40%	14	15%	13	14%
2000	19	21%	35	39%	30	33%	2	2%

Have you attended a board meeting?

	Yes		No	
2001	50	57%	37	43%
2000	40	44%	50	56%

Association fees

	Too Low		Just Right		Too High		No Opinion	
2001	3	3%	26	30%	54	61%	5	6%
2000	0	0%	29	33%	46	52%	14	16%

Quality of "Oak Grovian" newsletter:

	Very Good		Good		Fair		Poor	
2001	27	30%	45	51%	11	12%	4	4%
2000	7	8%	47	51%	17	18%	3	3%

Good Management - Response was handled in a prompt manner:

	Very Good		Good		Fair		Poor	
2001	15	20%	29	38%	13	17%	16	21%
2000	10	13%	30	38%	14	18%	22	28%

Good Management - The agent responded in a professional manner:

	Very Good		Good		Fair		Poor	
2001	16	22%	30	41%	16	22%	8	11%
2000	12	16%	30	39%	18	23%	15	19%

Good Management - Your question or issue was resolved satisfactorily:

	Very Good		Good		Fair		Poor	
2001	13	18%	26	36%	11	15%	17	23%
2000	11	14%	26	34%	12	16%	25	32%

To obtain a complete copy of the 2000 and 2001 surveys, as well as all homeowner comments, send an e-mail request to davidrasmussen95@yahoo.com.

# Association Meeting Highlights



**January 22, 2002**

Goleta Public Library

## Homeowner Comment

- Gail Murray asked for advice on how to address a noise matter and safety concern with a neighbor.
- Kathy Schmitt asked for feedback on an outstanding landscape request. She also expressed concerns over frequency of recycle pick-ups.
- Dora Drake requested her name be removed from the upcoming Board Member election ballot. Instead, she wants to pursue an appointment to one of the three Board positions expected to open later in the year. Dora also expressed her desire to see rain gutters installed on the carports, and changes in landscape maintenance procedures.

## Board of Director Items

- Approved an ARCOM request from Katie Doan to add paving stones near her unit.
- Reviewed and approved the proposed 2002-03 budget, which included an 8.7% expense increase.

## Good Management Company Items

- Provided a report of upcoming fungus and termite work at some units in 4545, 4555, and 4558 Oak Glen Drive.
- Reported that a considerable number lights bulbs have been replaced throughout the complex.
- Informed the Board the Sierra Madre Homeowners Association is close to assigning a contractor to repair landslide damage to the Oak Grove hillside behind 4545 Oak Glen Drive.

**February 4, 2002**

Goleta Community Center

Over 30 homeowners attended the Annual Meeting held at the Goleta Community Center in February. Despite a vigorous campaign by the Board of Directors, the number of attendees represented in person and by mailed-in proxy fell short of the 51% required to call the meeting official.

Following Association rules, the election of new Board Members was rescheduled to March 25<sup>th</sup>.

While no official business could be conducted, committee reports were presented and homeowner comments were heard.

## Board of Director Items

- Treasurer Honorah Simpson reviewed the previous year's budget, as well as the one approved for 2002-03.
- Communication Chairman David Rasmussen discussed the findings of the 2001 Homeowners Survey.
- Committee members Katie Doan and Nona Andrews provided on update on the landscaping.

## Homeowner Comment

- Board of Director candidates Kathy Schmitt and Greg Nowak introduced themselves and briefly stated their interest in serving on the Board.
- Suggestions were offered on ways to encourage dog owners to clean up after their pets.
- Concern was expressed about an exterior change to a unit near 4551 Oak Glen done possibly without approval.
- Advice was requested from multiple homeowners on how to handle a noisy and erratic neighbor near 450 Camino del Remedio.
- Questions and answers were exchanged about the status of the homeowner lawsuit against the Association.
- A variety of specific landscaping requests and concerns were covered.
- A suggestion was made to form a "Safety Committee" to address the speeding problem on the County roads around our complex.



## Meeting News continued...

**March 25, 2002**

Goleta Public Library

Since the February meeting failed to garner a 51% quorum, a second annual meeting was held at the Goleta Public Library on March 25. Attendance and proxy represented 26% of the Oak Grove homeowners, so the election to fill two seats on the Board of Directors was able to take place.

Kathy Schmidt and Greg Nowak were elected to a two-year term each, replacing David Rasmussen and Katie Doan.

Katie's retirement from the Board was short-lived. The new Board appointed Katie to take the place of Board member Honorah Simpson, who resigned last month after moving away from Oak Grove. Katie will serve out Honorah's term, which ends March 2003.

Rounding out the group are continuing members Gail Anikouchine and Nona Andrews.

### Homeowner Comment

- Fawn Loman expressed her concern over the slow repair of the landslide near 4545 Oak Glen Drive, as well as the resulting dry rot on the outside of her unit.
- Abdellatif "A.B." Benabdesslem reviewed his interest in joining the Board by appointment this year.
- Kathy Schmidt reported her concern about a trellis that apparently installed without approval on a patio near 4551 Oak Glen Drive
- A suggestion was made to purchase a trashcan to replace plastics bags currently in the gazebo.



**April 29, 2002**

Goleta Public Library

### Homeowner Comment

- A second request was made to GMC to address an unapproved patio modification made to a unit near 4551 Oak Glen Drive.
- A request was made to replace a missing recycle bin and even out the lawn in the vicinity of 4538 Oak Glen Drive.

### Good Management Company

- Reported the Sierra Madre Homeowners Association promised to submit their repair plan May 1<sup>st</sup> for the landslide that occurred behind 4545 Oak Glen Drive last year
- The County will return "No Parking" signs to one side of the road near 460 Camino del Remedio.
- Provided contractor estimates to deal with termite and mold impacting some units in 4545, 4555, and 4558 Oak Glen Drive.
- Reviewed neighbor dispute in 450 Camino del Remedio over water heater leak damage.
- Confirmed repair of roof at 4538 Oak Glen Drive.
- Distributed revised ARCOM (Architectural Review Committee) form.

### Committee Reports

- Communications Committee announced next newsletter should be distributed in mid-May.
- Landscaping Committee working with landscape architect to find plants that will survive on hillside below 4555 Oak Glen Drive.

### Board of Directors

- Approved proposal to repair patio damage at 410 Camino del Remedio caused by termites.
- Voted to okay contract work to discourage pigeons from nesting at 450 Camino del Remedio.
- Agreed to hold next Association meeting in the Community Park on May 28 at 6:30pm.

# Tanks for the Energy Savings

by Katie Doan

Oak Grove Board of Directors

Plagued as we all are here with trying to find more storage and function with the space we have, I'd like to share a storage success story with a recent change I made with my appliances.

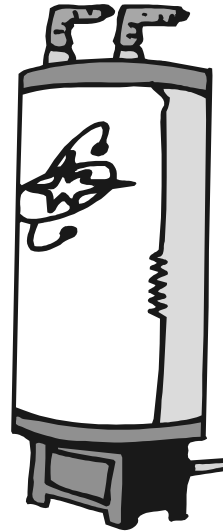
I live in one of the two bedroom townhouses and because of the floor layout, my water heater is in a closet on my first floor just adjacent to the kitchen. Oh, how often I looked at that space and dreamed of the storage possibilities....

Now, over the past year I've watched my near neighbors replace their 10 year old, worn and leaky water heaters with the traditional tank style water heaters. I figured it was only a matter of time before I needed to do the same thing. Then I read a magazine article about *tankless* water heaters.

Seems these tankless or *on-demand* water heaters are the standard in Europe, with a long history of efficient function, low maintenance. and small size (approximately 2 cubic feet).

This type of water heater works by heating the water only when you need it, and continuing to heat water for as long as you need it, resulting in a virtually endless supply of hot water (ever been the last to shower in the morning and get that brisk, wake-up cold water shower.... brrrr!).

Because the traditional hot water heater continues to heat and re-heat the water in the storage tank (whether or not you are home using it) it is very inefficient and costly to run. (Water heaters account for about 20% of the average households energy use). In addition, the storage tanks eventually



corrode, can leak, resulting in costly repair to walls and floors if the leaking goes undetected.

The downside to this wonder of technology is that it is more expensive to initially purchase than a traditional water heater. The cost of a heater, power vent, electronic ignition option, and installation can run you about \$1200-1300. This is around \$400-500 more than a traditional water heater install.

The upside to this is, due to the high-energy efficiency of the units, you qualify for a \$75 rebate from the gas company. And the big payoff is lower energy bills for its lifetime.

My research lead me to a website, [www.controlledenergy.com](http://www.controlledenergy.com), suppliers of the Aquastar, a small unit designed for residential use, and readily available at Home Depot.

I researched whether or not it would work in the existing configuration of my unit. My plumber said it would with a special vent system (which required an ARCom request for the new external vent). The small size of the heater allowed it to be installed on the back wall of my water heater closet leaving me with (ta dah!) a new broom closet!

I've had it for several weeks now and it works as advertised. It takes about 30-45 seconds for the hot water to get to my upstairs shower, which is a little longer than before, but now the hot water never stops.

■

# Oak Grove News Briefs

## Lint Hint



Homeowner and part-time inventor Steve Yoshitake has come up with a gadget nearly all Oak Grovians can benefit from.

It's a unique vacuum cleaner attachment that removes lint from a hard-to-reach area inside the Whirlpool stacked washer/dryers. Lint build-up in the dryer can be a fire hazard.

Steve said he came up with the gizmo "when I noticed that the lint basket wasn't catching everything and the vacuum nozzle wasn't getting the lint behind the wire mesh."

For \$20, Steve will come to your home and vacuum the lint from your dryer. He will also sell you the vacuum tool for \$15.

For more information, call Steve at 683-4513.



## Contest Winners Announced

Three lucky homeowners won a break on their monthly Association dues during the February "unofficial" annual meeting.

The names randomly drawn were **Katie Doan**, **Mary Ross**, and **Sandra Morrissey**. They won a 100%, 50%, and 25% discount respectively from their April 2002 dues.

The contest was a part of a get-out-the-vote campaign by the Board of Directors. Representation of 51% of all homeowners is required for the annual meeting to be official, and for voting of new Board members to be allowed.

Homeowners qualified for the contest by either attending the meeting in person, or mailing in their proxy form.

While the effort was not successful this year in reaching a quorum, the incentive will likely return in 2003.

Having a second annual meeting creates unneeded costs to the Association for hall rental and re-mailing of materials to all households.

Next year, be sure to participate in the annual meeting in some manner. If you are unable to attend, simply mail your proxy paperwork in prior to the meeting.



## Mad About Dogs

A homeowner is concerned the landscape area between 420 Camino del Remedio and the Omega House is going to the dogs.

Allegedly people are routinely using the site to walk their dogs without cleaning up after them.

Homeowners are responsible for controlling and cleaning up after their pets on Oak Grove property. Failure to do so can lead to unhappy neighbors and fines from the Board of Directors.

So lets be considerate of each other and take responsibility of our four-legged friends.



## War Games Rattle Neighbors

Many homeowners on the south side of Oak Grove were shakened and stirred by the sounds of war games during the early evening hours of February 25.

Real helicopters circled low while pretend guns and explosive were fired in the abandoned Rehabilitation Institute facility. It was all part of a training exercise for the 11<sup>th</sup> Marine Expeditionary Unit in preparation of a six-moth deployment overseas later this year.

Homeowners were advised of the event ahead of time. Marine cadets went door-to-door to announce the training plan, and left written information notices. ■

**Oak Grove  
2002 Calendar**



**July 15**

**Association Meeting at the  
Community Park  
6:30pm**

**Bring lawn chairs or blankets for a  
"town hall" meeting.**

**Oak Grove Board of Directors**

**Katie Doan** – Chairman  
**Nona Andrews** – Vice Chairman  
**Kathy Schmitt** – Treasurer  
**Greg Nowak** – Member at Large  
**Gail Annikouchine** – Secretary

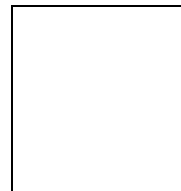
**Good Management Company**

1 N. Calle Cesar Chavez  
Suite 230-A  
Santa Barbara, CA 93103

**564-1400** – Telephone  
**564-8660** – Fax  
**cjricketts@mac.com** – E-Mail

*To get periodic Oak Grove news by e-mail, or to  
submit articles for future newsletters, send a  
message to **david.rasmussen95@yahoo.com**.*

Oak Grove Homeowners Association  
c/o Good Management Company  
1 N. Calle Cesar Chevaz, Suite 230-A  
Santa Barbara, CA 93103



ADDRESS CORRECTION REQUESTED

Mailing Address  
Street Number and Name  
City, State ZIP