

The Oak Grovian

July 2001

Two Events Come to Oak Grove Park in July

Yard Sale Returns in New Form

The Community Yard Sale will return to Oak Grove Park on **Saturday, July 28, 2001**.

Gone this year will be sign-up deadlines and fees. Instead, a more informal approach will be taken, based on homeowner feedback to last year's yard sale.

The Board of Directors will arrange for a classified advertisement in the News-Press inviting shoppers from outside of the complex to visit. Oak Grove Homeowners may offer items for sale in the park, or do a little bargain hunting for themselves.

The Yard Sale will be held between the hours of 8am and Noon. Space will be available on a first-come, first-serve basis. Sellers will be responsible for bringing their own tables, chairs, or blankets to display their goods.

Selling space is limited to Oak Grove homeowners only. All participants must clean up and leave the area by noon, so the Park can be enjoyed for recreational use for the rest of the day. ■

Board of Directors to Hold First Outdoor Meeting

Grab your lawn chair and meet us in the park!

The Board of Directors will conduct a meeting, for the first time, in Oak Grove Park on July 23, 2001.

The goal here is to make attendance easier for homeowners by conducting the meeting in our own backyard. The meeting agenda will be revised to allow expanded time for homeowner comment, as well as an opportunity for questions and answers with the Board members and Good Management. The starting time of the meeting has also been set early in order to maximize daylight time.

Due to the limited seating in the park, homeowners are encouraged to bring lawn chairs or blankets.

Monday, July 23 at 7pm in the Park

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Your Board of Directors is committed to fostering increased communication with all Oak Grove homeowners. This informal "town-hall" get-together is one example how we can enhance the flow of information between all parties involved with the management of our Association.

If this event is met with a favorable response, future Board meetings will periodically be held in the park. ■

Homeowners Speak Out in Association Survey

Ninety-one households responded to our year-end Homeowners Satisfaction Survey in 2000. The survey feedback will help guide the Board of Directors during its work this year.

A compilation of the data showed the strengths within our Association, as well as identified areas that require improvement.

Highest Satisfaction

- **Safety (92% rated good to very good))**
- **Upkeep of Buildings & Parking Areas (74%)**
- **Newsletter Content (62%)**
- **Landscaping (60%)**
- **Community Park (49%)**

Lowest Satisfaction

- **Recyclable Collection Intervals (66% rated as poor)**
- **Association Fees (61%)**
- **Customer Service provided by Good Management (27%)**
- **Dog Waste in Common Areas (18%)**
- **Sport Court (13%)**

In order to address the growth opportunities identified in the survey, the Board of Directors agreed to form four task forces to improve the areas of dissatisfaction.

Homeowners are encouraged to join any task force. Contact Good Management to get in touch with the appropriate group leader.

The Board of Directors plan to distribute another survey at the end of this year to gauge the effectiveness of actions taken in 2001 to make our community better. ■

For more information on the survey, see page 3

2001 Annual Meeting

New Volunteer Joins Board of Directors

Elections held during our annual meeting on March 26, 2001 have brought a new homeowner to the Board of Directors. **Honorah Simpson** has joined the 5-member team, replacing **Michael Purcell** who left after many years volunteering his time. Honorah will take on the responsibility of Treasurer during the next year.

Two other seats on the Board were filled by the re-election of active members. **Gail Anikouchine** will continue another term on the Board, this year as Chairman. **Nona Andrews** also won re-election for another two-year stint. Nona will serve as Secretary during 2001.

Continuing on the Board for one more year is **Katie Doan**, Member at Large, and **David Rasmussen**, Vice Chairman.

The Board of Directors is a group of people responsible for the overall management of our Oak Grove Homeowners Association. The Board meets six to eight times a year to discuss various issues and projects at Oak Grove. The majority of actions taken by the Board are based upon owner input. This input comes via letters and phone calls to the management company, as well as homeowner participation during Board meetings.

Are you interested in joining the Board next year?
Attend a meeting this year and see what goes on. ■



Task Forces Formed to Address Survey Concerns

Four New Committees Seek Homeowner Involvement

Homeowners are invited to join the following task forces organized to address the concerns uncovered in the year 2000 Association survey:

1. Trash & Recyclable Management

Headed by Group Leader Gail Anikouchine, this task force will assess and improve our trash and recyclable policies and procedures.

2. Communications

This group's objective is to provide homeowners a better understanding of the Association's budget; fees and costs. Additionally, this task force will address the need for more frequent editions of the Oak Grovian newsletter. It will also look at using the Internet to deliver information to homeowners. David Rasmussen chairs this group.

3. Homeowner Relations

Michelle Armstrong will lead this task force to help Good Management improve homeowner satisfaction with problem resolution, professionalism, and promptness in response.

4. Common Area Management

This group, lead by Nona Andrews, will tackle diverse common area issues, such as the Sport Court, the evaluation process of future amenities, and the dog-waste problem.

To contact the chairperson of any committee, call Good Management at 564-1400. ■

To obtain the complete report of all survey results by e-mail, send a request to david.rasmussen@twtelecom.com

Survey Trivia

48% of survey respondents have lived in Oak Grove 3 years or less.

Association News Available Electronically

Join the growing list of homeowners on the Oak Grove e-mail distribution list.

By registering for this service, you can receive Association news through the convenience of your computer.

Some of what you can expect delivered electronically is:

- Notification of date and location of next Board of Directors meeting
- Advanced distribution of newsletter articles
- Special announcements from Good Management
- Copies of homeowner survey and other reports

The Communications Committee is looking for ways to improve the flow of information between homeowners, our management company, and the Board. Using e-mail is one step toward this goal. ■

To sign up, send your e-mail address to david.rasmussen@twtelecom.com

Homeowners Win Break on Dues

Congratulations to the winners of our 2001 Annual Meeting drawing:

First Place – Beverly Swan
One month's Association fees

Second Place – Cayetana Almasco
One-half month's Association fees

Third Place – Mary & Ramona Gutierrez
One-quarter month's Association fees

Winners were drawn from the homeowners who attended or submitted their proxy for our Annual Meeting in February 2001

A "thank you" to all participants for their support! ■

Oak Grove Vendor's Corner: Prudent Words from Anita

By Anita M. Ward
Prudential-CA Realty

First, I would like to thank all of you who have given me the opportunity to work for you now or in the past. I look forward to working with you in the future. During the course of my conversations with Oak Grove owners, I am asked numerous questions. There are a few, however, that are commonly asked by you or your neighbors:

How are the price changes determined? Each year, during the first quarter, the median price for a home in the State of California is determined. For example, last month the median price in California was \$257,060. The highest was **Marin County** with a median price of **\$671,870** and the lowest was **High Desert at \$109,840**. Once the annual price is determined by HUD, the specific formula for each category is calculated, then released. There are seven different categories, four different floor plans, and five different occupant possibilities. (Source: California Association of Realtors and County of Santa Barbara)

Where are my neighbors going? Many of your neighbors are purchasing in the Oxnard/Ventura area. The natural progression from a condo is to a single family home. Many Oak Grove owners are discovering they can find less expensive, brand new, family homes just south of here. A majority of the most recent moves have either been to Oxnard or Ventura into large, brand new homes.

Do improvements help my value? No. Unfortunately, logic dictates if you improve a product partially regulated by the County, the improvement costs should be returned. **This is not the case.** Furthermore, it is equally unnecessary to make cosmetic upgrades for purposes of sale. It makes my job easier, however, it **does not increase your price**. The only recommendation I make when selling is to clean the home and thin out possessions. It is not necessary to make a financial investment of any kind to cosmetically upgrade your unit.

What are the current rules? This is the most ambiguous question I have to try and answer. The rules are ever changing. They are not collectively written in any one place for any individual subdivision because certain rules apply at Winchester Commons that don't apply at Oak Grove. Others apply in the City and not in the County. Others are different for new construction as opposed to a resale, such as Oak Grove. In other words, you may have to ask me, if there is something in particular.

When I refinanced, my new lender wouldn't do a refinance on my property. Why is that? Lenders need to be told up front that you own a deed restricted property. If

there is any question about your value, please have **them** call me. If they have a problem with a deed restricted property, the single most important factor they need to know is that Lenders are exempt from the deed restriction. There is a clause within the deed **specifically protecting them from the restrictions**. If a Lender was not exempt, they would not risk lending on a deed restricted property unless the loan to value ratio was extreme enough to support the risk. All you may need to do is point this out to them and they will more than likely refinance the property.

If I have not covered one of your questions in this column, please do not hesitate to call or e-mail me any time. ■

(805) 563-4039, award@silcom.com

The Editors invite other vendors of Oak Grove to submit articles of general interest for our newsletter. See page 5 for contact information.

TRASH & RECYCLING

By Gail Anikouchine
Board of Directors Chairman

A third trash pick-up is costly. For several years, homeowners of Oak Grove have utilized the recycling bins. This endeavor has been quite successful.

Initially, the addition of 2-3 recycling containers saved Oak Grove Homeowners nearly \$10,000 in waste pick-up fees (based on an old Oak Grovian estimate).

Let's keep the money we pay BFI to a minimum:

- Put papers, glass, bottles in the recycle
- Flatten cardboard (BFI charges an overfill fee; often times, the homeowners are paying for air being "thrown out" in the various containers in the trash)
- Do not leave large items in the waste area, hoping someone will want the item. Call a thrift store to arrange pick up.

THANKS! Every owner's efforts add to the beauty of Oak Grove. ■

A Gazebo Is Born

"I thought the hill should have a gazebo."

This idea came to former Board Chairman Nic Anikouchine several years ago as he walked around Oak Grove with his wife Gail Anikouchine.

Nic's self-described "pipe dream" became a reality this year through the efforts of many homeowner volunteers, the guidance of Michelle Armstrong at Good Management, and the good work of our contractors.

Feedback of the gazebo has been overwhelmingly positive. Homeowners have expressed pleasure with its aesthetic qualities, and real estate agents claim the gazebo adds appeal to prospective buyers.

"I thought the view was spectacular and that residents should be able to enjoy it," said Nic. However, when the idea of a gazebo was brought up several years ago, the Association was involved in a lawsuit with the developer. Oak Grove had neither the time, nor the resources, to invest in such a project.

By 1999 the lawsuit had been settled, and the Board began to explore ways to enhance our complex. David Rasmussen organized an all-homeowner survey to determine how surplus funds from the lawsuit reconstruction could be used. Results from the survey showed strong support for a gazebo in the center of our property.

In 2000, former Board member Michael Purcell worked to transfer the gazebo concept into reality. He met with a manufacturer in Goleta, and came up with a model that best fit the landscape on the Oak Grove hillside.

Armed with Michael's recommendation, the Board asked Good Management for help in obtaining cost estimates for grading the hillside, laying a concrete foundation, and constructing a pathway from the street to the gazebo site. Michelle Armstrong obtained the construction bids for the Board, and following its approval, oversaw the work done by our contractors.

Undoubtedly, previous Board members and other homeowners also contributed to this beautiful addition to our neighborhood. While their names may be unknown, their efforts and support for the project will live on each time someone looks at our hillside.

Like most of what goes on here, the gazebo is an ongoing project at Oak Grove. Plans are to fill in the gazebo path planks with gravel. Ideas have been put forth to add new landscaping around the gazebo, as well as the installation of a solar-powered light and furniture inside the structure.

As our new gazebo proves, homeowner pipe dreams can become reality. ■

Start Your Career as a Published Author!

The Oak Grovian Newsletter needs your help.

Based on our recent survey, homeowners want more editions of this paper. In order to do this, the editors need more writers to submit articles for publication.

Are you interested in writing a single, or a recurring article for this newsletter? Here are just some of the of the ideas offered up that could make good news in our periodic journal:

- Space-saving tips for your unit
- Decorating ideas
- Patio use suggestions
- Good places to walk your pet near Oak Grove
- How the quality of living at Oak Grove compares to your previous residence
- Suggestions for new amenities
- An informational article from Oak Grove vendors
- Home resale guidelines
- Association rules review
- Homeowner editorials
- Oak Grove neighborhood update (Sheriff's sub-station, Forte Ranch, the old SB Rehabilitation buildings, etc.)

To submit an article, or for more information, please contact Communications Committee Chairman David Rasmussen at phone 879-7826 or e-mail: david.rasmussen@twtelecom.com.

Good Management Company

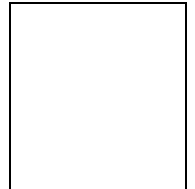
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ADDRESS CORRECTION REQUESTED

Mailing Address
Street Number and Name
City, State ZIP