



Annual Yard Sale Returns

Did spring-cleaning pass you by? Now you have a good reason to clear out those over-stuffed closets.

The annual Oak Grove Community Yard Sale returns this **Saturday, September 21**. Once again the event will be held from 8am to Noon in the Community Park.

All Oak Grove residents are welcome to set up a spot in the park to sell their goods. Classified ads will run to the *News-Press* Friday and Saturday to encourage buyers to visit from outside the complex.



There is no cost to participate in the Yard Sale. And there is no need to make a reservation. Space will be available on a first-come, first served basis.

Simply pick a spot in the park and set up your treasures. Sellers can bring their own tables or blankets to display their merchandise.

So come on by Saturday morning. Visit with your neighbors and, in the meantime, do a little bargain hunting. ■

Park Meeting Brings Out People and Comments

Location and Format Proves Popular with Homeowners

Over 20 homeowners attended a “town hall” meeting on July 15 – the second one held in the park this summer.

The meeting format was altered to allow more time for homeowner questions and comments. And indeed the Board of Directors spent nearly 90 minutes fielding inquiries from homeowners, before proceeding to routine Association business.

Along with many individual homeowner issues, several Association-wide issues were discussed.

Considerable attention was given to the follow up of homeowner work requests. Several people reported their requests were not completed properly, or not worked at all. Chris Ricketts of Good Management explained he depends on feedback from the homeowner to know if a contracted vendor has not performed as promised.

In three examples cited – a deck repair, a parking mirror installation, and sprinkler adjustment request – the homeowners waited until the Association meeting to voice their concerns. Chris said it would be better for everyone if work order problems were communicated to Good Management right away, rather than waiting for the next meeting to voice a complaint.

Some owners encouraged the Board to develop a standard procedure with Good Management to insure maintenance requests are followed-up upon and completed satisfactorily.

The fear that dry rot may be infesting our buildings from

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Association Meeting Highlights

May 28, 2002
Oak Grove Park

Board Members Present: Gail Anikouchine, Katie Doan, Greg Nowak, and Kathy Schmitt
Board Members Absent: Nona Andrews

Homeowner Comment

- A homeowner at 4545 Oak Glen asked for advice on how to handle an unleashed neighbor's dog that has repeatedly charged after her children.
- Joyce Figueiredo was concerned because there had been no word from a contractor about the repair of her patio deck at 410 Camino del Remedio.
- Gail Murray reported pigeons nested in 440 Camino del Remedio, and a hole in the wall at 450 Camino del Remedio.
- A homeowner expressed alarm over the way *Plowboy*, the Association's landscaping contractor, loads debris into their trucks. Reportedly the rubbish is falling from the truck and hitting resident vehicles parked on Camino del Remedio.
- Another worried Oak Grovian suspected the Sport Court is been used repeatedly by non-residents and also may have been a site of underage drinking. The Board advised the homeowner to call the Sheriff's Department if they are not comfortable confronting future violators directly.

Good Management Company Items

- Reported the Sierra Madre Homeowners Association had missed their committed deadline for submitting a repair plan for damages caused by a landslide that occurred behind 4545 Oak Glen last year. The Board directed GMC to have the Association's legal counsel get involved in the matter.
- Chris Ricketts of Good Management provided an update on the dry rot investigation of 4545, 4555, and 4558 Oak Glen Drive.

Board of Director Items

- Approved a request for an ad in the *Santa Barbara News-Press* for the Yard Sale in September.
- Rejected a request from a homeowner at 4525 Oak Glen for the Association to pay for ant eradication.
- Made suggestions to the Communications Committee on subjects for the next newsletter.

August 26, 2002
Goleta Public Library

Board Members Present: Nona Andrews and Gail Anikouchine
Board Members Absent: Katie Doan, Greg Nowak, and Kathy Schmitt

No official Board business could be conducted due to lack of quorum. Three of five members were absent.

However, homeowner comments and management company reports were heard.

Homeowner Comment

- Gage Richard and George Azalucas reported a problem with a rain gutter in their building.
- A.B. Benadesalem shared the plans for his request to install a satellite dish.

Good Management Company Items

- Chris reported the Sierra Madre Homeowners Association is ready to make hillside repairs behind 4545 Oak Glen. They expect to have permits from the County by the middle of September. The repair should take about one month to complete.
- The rates for the Association storage locker – which is required by state law to house records – will be increasing \$9 per month.



July 15 Meeting - continued from page 1

over-spray of sprinkler water was a hot topic. At least one homeowner asked the Board to conduct a study to determine if a problem exists. Homeowner Melinda Budin suggested that all bushes be trimmed away from the buildings so the walls could dry out more effectively.

The pigeon problem impacting the 430, 440, and 460 buildings of Camino del Remedio was discussed. The Board rejected a \$3250 bid from a contractor to add chicken wire under the eaves to help discourage the birds from nesting. Some members of the Board felt the expense would be wasted as the pigeons would simply move to another building, and the masking of all Oak Grove buildings would be cost-prohibitive. Instead, it was suggested that homeowners stop feeding the birds, thus encouraging the fowl to fly away from the entire complex.

In a related move, the Board agreed to pay for a contractor to clean the rain gutters at 460 Camino del Remedio that reportedly has grass growing out of them, and which may be contributing to the pigeon nesting nuisance.

An initiative to build a dog park on the hillside below 4512 and 4525 Oak Glen was rejected by 82% of homeowners living there, based on a survey conducted by Good Management. Comments from homeowners present in the meeting appeared to echo the results of the survey. A suggestion was made to set aside some of the park for use by dogs. Currently no pets are allowed in the park.

Other Homeowner comments:

- People should consider installing their own water faucet, rather than using the common-area facilities, said one homeowner.
- A complaint was raised about poor drainage, lack of landscaping, and items being dumped behind of 4525 Oak Glen.
- Adding a barbecue in the park was recommended.

Other Board of Director action:

- Approved a request to add a satellite dish and modify venting for the install of a tankless water heater at 4531 Oak Glen.
- Okayed a call to add sand to the playground area of the park.

Good Management action:

- Chris reported that, to protect the association's interests, he contacted the escrow officer about the cost of emergency plumbing and locksmith services required for a vacant unit that was about to be sold. (*Editor's note: The Association was fully reimbursed when the escrow closed.*)

Board Members Present: Nona Andrews, Katie Doan, Greg Nowak, and Kathy Schmitt

Board Members Absent: Gail Anikouchine ■

Excerpts from Dog Park Questionnaire

Surveys Mailed – 15
Surveys Returned – 11



1. I own a dog.

Yes-4 No-7

2. I support installation of a dog park at Oak Grove.

Yes-3 No-8

3. If Oak Grove had a dog park, I would take my dog there to use it.

Yes-2 No-8

4. I support a dog park in the open area near 4525 and 4521 Oak Glen.

Yes-1 No-9

5. I believe a \$2.50 to \$5.00 per month increase in my dues to fund this would be acceptable.

Yes-0 No-11

6. I believe only dog owners should pay to have a dog park installed.


Yes-7 No-2

7. I can volunteer time to a committee for this and create rules for use.

Yes-1 No-9

Chris Ricketts contributed to the reporting of the ASSOCIATION MEETING HIGHLIGHTS.

A Profile of Oak Grove's Board of Directors

	Occupation	Board Position	Year Moved to Oak Grove	Dates of Board Membership	Term Expires
Nona Andrews	Semi-Retired	Vice President	1994	Since 1996	2003
Gail Anikouchine	Certified Public Accountant	Secretary	1994	Since 1997	2003
Katie Doan	Registered Nurse	President	1998	Since 2000	2003
Greg Nowak	Engineer - Safety Advocate	Member At Large	1990	Since 2002	2004
Kathy Schmitt	Recreation Therapist	Treasurer	1997	Since 2002	2004

Perhaps you have considered serving on our Board of Directors. Like many people, you may have doubted whether you have the qualifications to join this group.

The fact is if you are a homeowner, **you are qualified**. This is a job where previous experience is not required. Take a look at the people currently on the Board, what they do, and why they joined. Then think seriously about joining the group next year. Three positions will open up in February 2003.

Reason for Joining the Board	Committees or Special Projects	Most Rewarding Part of the Job	Most Challenging Part of the Job	Oddest Homeowner Request
I joined the board as an extension of my interest in being aware of and involved in the community I live in	Landscape Committee	Contributing to the community	Contributing to the community	Someone who requested that we remove all the "bottlebrush" bushes because he was allergic to bees!
To stay informed as a homeowner, I needed to attend the Board Meetings. When a position opened and since I was attending the meetings, I was appointed		Seeing the completion of a project, seeing the landscape grow, seeing problems resolve	Balancing the needs of the owners of 174 units	Being asked as president to mediate a fallout between a boyfriend/girlfriend
Frustration with policies, wanting to understand how things worked and who was responsible for decisions	Landscape Committee	When something works right	Trying to get people to see past personal issues to being able to see the issues in a way that is best for the WHOLE community	It may just be me, but I always think its odd when people are afraid to talk to their neighbors about a problem.... and then expect the board to resolve things for them
Delivering quality while keeping costs low	Restoring damaged buildings and lawns/plantings	Saving money by reminding about preventative maintenance	Management to follow through the first time	
To get a dog park or approved area	Amenities	Staying in touch with current events in the area	The time that it takes for stuff to get done	

“How I See It”



By Leslie Ward
Oak Grove Homeowner

*What does the sound of birds cooing mean to you?
Summertime? Love? Baby birdies?*

*Or do you think as I do of the mess they will be making
on your sidewalks, entries, plants, and maybe even your
head as you walk from your car to your door.*

Yuck! I hate those birds!

*I can lie in my bed in the morning and listen to them
cooing away, knowing they are making their home in my
home. In addition to the mess, they draw other little
critters, like rats and mice and bugs.*

*And the kitty-cats go crazy, too. I don't care what kind of
animal lover you are; you gotta admit that these guys
should go live someplace else. Kind of a NIMBY-thing,
you know?*

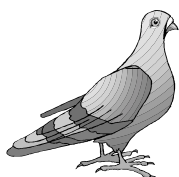
*All right, so what are we going to do about these birds?
Can we maybe put screening up in the areas they prefer,
which seem to be the eaves of my condo complex!*

*For you nature enthusiasts, that's not mean, just re-
routing them to someplace less populated. The old
Rehab seems to be available. Think they can read a
map? If they can return to the same location year after
year, maybe they can be re-routed after a few tries.*

Someone told me they are protected by law.....oh darn!

*I had real plans for them. But, I won't share those with
you, under penalty of law, since we live so near the
Sheriff's Department and all. ■*

This is Leslie's second year as columnist for the Oak
Grovian. She has no police record that we know of.



Oak Grove 2002 Calendar



September 21

Yard Sale

*in the Community Park
8am to Noon
Spaces are first-come, first-served*

October 28

Association Meeting (Tentative Date)

*Please check kiosk posting or call Good
Management to confirm day, time, and
location.*

Newsletter Access



To get periodic Oak Grove news by
email, send a message to
davidrasmussen95@yahoo.com.

The Oak Grovian welcomes news,
features, or editorials from homeowners.
Useful product or service updates from
Oak Grove vendors are also
encouraged. Contact the email address
above or call 681-9061 for more
information.

Oak Grove News Briefs

Unknown Complaints



Anonymous requests to Good Management or the Board of Directors will not be acted upon.

Once in a while a written request is received from an unnamed homeowner; usually reporting a complaint against a neighbor. As a matter of policy, no action is taken when the complaining homeowners fail to identify themselves.

Neighbor issues are handled in confidence. When a complaint is lodged, Good Management will contact the neighbor and address the alleged rules violation. The source of the complaint is not revealed.

Of course, it is recommended to first try to deal directly with a neighbor when there is a dispute. Reporting the problem of this nature to Good Management should be a last resort.

Attack of the Relentless Ants!



Things have been getting pretty antsy at recent Association meetings. It seems one thing that everyone agreed upon is that ants have made a particularly strong effort this season to invade our homes.

The problem goes beyond Oak Grove – many households in the Santa Barbara area are complaining of the pest infestation.

This reporter feels that ants have every right to live here as long as they pay their Association dues and read the newsletter.

However, many reasonable people are trying some home remedies to rid the insects. One suggestion is to spray Windex in ant-prone areas. Allegedly the little critters will avoid that household cleaner.

Another theory involves the use of uncooked grits. The word is if you lay this stuff out, the insects will bring the grain back to their nest, and then essentially explode after eating it.

Do you have a unique ant-prevention technique? Send it to us at the Oak Grovian. We'll share it in a future newsletter.



One Parking Solution

Our parking lots are becoming more congested. This is a concern more acute in some parts of our complex than others.

A suggestion was made that may help free up more guest parking spots. Not all homeowners that have two reserved spaces require both of them. Owners may consider lending, bartering, or renting these unused reserved spaces to neighbors currently using guest parking spots.

Got an extra parking space? The Editor can run your advertisement to offer it in the future Oak Grovian – both paper and email editions - at no charge.

Directions how to place an ad can be found on page 6.



Budget Committee

The Board of Directors are looking for homeowners interested in joining next year's Budget Committee. This group will have influence on determining next year's expenses and monthly dues assessments.

The committee is responsible for reviewing the figures provided by the Association accountant, and making suggestions to the Board for our 2003-2004 budget.

Homeowners often question how and why an increase was approved. This committee will give you the opportunity to have a voice in the matter during the decision-making process.

For more information, contact Good Management or attend the next Association meeting. ■

Classifieds

--HELP WANTED--

PART TIME - VOLUNTEER

Seeking homeowners to volunteer approximately 1.5 hours per month serving on the Oak Grove Board of Directors. Homeowners should consider attending the next 3 meetings (October, November, and January) to see if they are interested. Watch your e-mail or for the posting in the kiosk for exact days and times.

Classified written by Gail Anikouchine

Oak Grove Board of Directors

Katie Doan – President
Nona Andrews – Vice President
Kathy Schmitt – Treasurer
Greg Nowak – Member at Large
Gail Anikouchine – Secretary

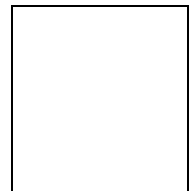
Good Management Company

Chris Ricketts – Asst. Property Mgr

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Suite 230-A
Santa Barbara, CA 93103

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

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