



The Reasons Why Your Fees Increased This Year

Homeowners Wanted to Help Shape Next Year's Budget

You probably noticed a substantial increase in your Association fees this year. It ranged from a \$22 to \$31 per month rise in homeowner's dues.

However, what you may not have known is why our expenses went up, while services remained the same.

The escalating cost of insurance was the primary reason for the 15.6% budget boost. Nearly \$49,000 of the \$57,000 annual increase was to cover higher insurance fees – including unexpected spikes to last year's coverage costs.

Approximately \$28,500 of the \$49,000 insurance raise was to pay for rate hikes dating back to November 2001, when Oak Grove's insurance carrier unexpectedly cancelled coverage. The carrier's departure coincided with the news of a homeowner lawsuit filed against the Association, which has since been settled.

Working on a short deadline, the Association scrambled to obtain service from a new carrier. Comparable insurance was obtained, but at a significantly higher rate than originally planned.

To make up the cost difference, the Board of Directors

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County Plans a Greener Future for Oak Grove Area

One day Oak Grovians may look out their windows to see hillside walking trails instead of cell phone towers. Cluttered county structures and unsightly parking lots along Camino del Remedio will be replaced with new low-profile "green" buildings with underground parking.

These plans and more were discussed in three "Neighborhood Workshops" held this past year to help form a strategy for Santa Barbara County's



"Calle Real Campus." This 300-acre area surrounds three sides of Oak Grove and stretches from Hollister Avenue north to just past Cathedral Oaks Blvd.

Homeowners from Oak Grove and Forte Ranch participated in the meetings led by County Architect Robert Ooley. The objective of the workshops was to obtain feedback from residents about future development of the area - a first step towards creating a "master plan."

Rather than concentrating on specific projects within the campus, the meetings focused on the big picture, often referring to large area maps to review general

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ideas and inspire discussion.

The history of our extended neighborhood is rich. The County purchased the land in 1910 and immediately built a Tuberculosis hospital. The establishment of a poor farm followed in 1915, and the Casa del Mural clinic came next in 1917. As the needs of the community grew, more facilities – including a County Hospital and other social service facilities – were constructed on the Calle Real Campus.

After over 90 years of hodge-podge development, the County now sees the value of creating a unified design for the area that makes up the entryway to our neighborhood.

**The County Architect's report
is available online:**

www.countyarchitect.com/ca/calle-real

*Document: Calle Real Campus Urban
Design Guidelines*

At the heart of the County Architect's report is to create a more aesthetically and environmentally friendly development. Instead of the ill-matched and poorly connected buildings that dot both sides of Camino del Remedio, the Mr. Ooley sees new one-story buildings that encourage pedestrian and bicycle traffic. Open parking lots would give way to underground parking, with the remaining land converted to landscaping. The report recommends that 45% of the 300 acres remain free of any future development.

In regards to traffic, the report calls for "land uses that encourage the thoughtful layout of transportation networks, minimize the impacts of vehicles in the surrounding community and encourage alternative means of transportation."

While there are no plans to connect Camino del Remedio with Cathedral Oaks, consideration is being given to renaming and improving "Dump Road" as a link between Calle Real and Cathedral Oaks.

On a recreational note, Mr. Ooley revealed there are beautiful viewpoints of the ocean and mountains from both sides of Hospital Creek near Oak Grove. However, these sites are virtually inaccessible due to the steep terrain and thick foliage.



He proposes a series of walking trails be constructed in the hills around the Sheriff's Training Center and the wireless towers, which would allow citizens access to the natural beauty of the area. The existing wireless towers will likely be replaced with new camouflaged antennas within the next few years, Mr. Ooley said.

Other public amenities were discussed, such as creating a softball field on the old landfill southeast of the Sheriff's Administration building. The addition of food service, dry cleaning, other retail, and childcare facilities are also being considered. Another Oak Grove-like affordable housing complex may be constructed south of the Alpha Center.

At one time Oak Grove was part of the County's property. However, in the mid-1980s the County deeded the land to a developer for affordable housing, who sold it to homeowners, which created our Association. So while the County plans will not specifically impact our property, the land near us – and the roads that bring us home everyday – will see changes.

But don't expect to see any significant modifications soon. Mr. Ooley estimated it could take one to five years for walking trails to nearby scenic hilltops to be built. He gave his report, which intends to create a 50-year plan for the area, to the County Board of Supervisors on November 4, 2003.

In the meantime, each individual project will continue to go through the same review process in existence now. That means design, funding, public comment, and construction of new developments will move forward in painstakingly deliberate manner most everyone in Santa Barbara is familiar with. ■

Oak Grove Neighbor Going Through Rehabilitation



The County's current project in the Calle Real Campus happens to be located on a piece of land tucked inside the southern edge of Oak Grove.

While demolition work recently completed on the site that housed the Rehabilitation Institute, few homeowners know what is planned next for the nearly empty parcel.

Based on Neighborhood Workshops held by the County in 2001 and 2003, a picture for its development is starting to take shape.

At the core of the project is the relocation of the County's Alcohol, Drug and Mental Health Services (ADMHS) group, whose staff is currently spread out in multiple quarters along Camino del Remedio.

ADMHS is slated to move to former Rehab Center site, which has been vacant since 2001. The main hospital building was completely razed this year and the land beneath it will be left as open space for 10 to 15 years. A smaller, more architecturally important building from 1932 was left mostly intact. This structure had housed the Rehab Institute's administration staff, and is the building nearest to Oak Grove residents.

If the County Architect's plans proceed on course, this structure will be augmented with new wings containing office space and a clinic. It is not clear if the facility will house patients overnight.

The completed one-story building will be about 13,000 square feet in size, with 40 parking spaces located near the existing parking area.

A County representative predicted most of the traffic to the new facility would occur during regular business hours. The traffic may have no impact on our residential area as they plan to close the existing entryway on Oak Glen Drive.

Instead, the County is looking at extending San Antonio Road and ending it in a cul-de-sac at the refurbished building. In consideration of the County's new environmentally friendly policies, there was talk of making the road extension out of a "reinforced lawn" rather than asphalt.

This proposed change to San Antonio Road brought criticism from Forte Ranch homeowners, who complained about current parking congestion along the street that leads to their complex.

Exactly what will happen next and when on this project is still up in air. County representatives emphasized it was difficult to predict the exact timetable for this undertaking, which is estimated to cost \$9.9 million. ■

Teri Conway contributed to this article

List of Current Facilities Located in Calle Real Campus

Northern Section

Above Cathedral Oaks Blvd

*County Schools
County Fire Administration*

Middle Section

Between Calle Real & Cathedral Oaks

*Alpha Resource Center
Sheriff Training Center
Public Works Corporation Yard
Parks Operations Yard
General Services Operations Yard
Transfer Station Operations
Sheriffs Administration & Operations
Public Health Department
Administration & Clinics
Social Services Headquarters
ADMHS Administration & Clinics
Employees' University Center
Closed Landfill
Rehabilitation Riding Facility*

Southern Section

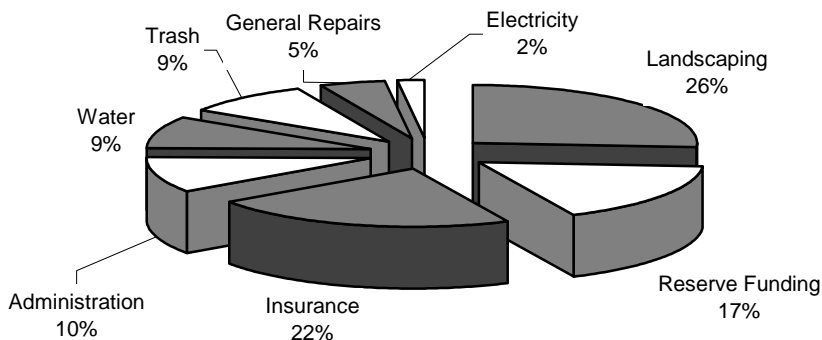
Between Hollister Ave and 101 Freeway

*Probation Department Operations
Sheriff Operations
Fire Operations
Page Youth Center
Flood Control Basin*

Changes in Monthly Dues

Unit Type	2001-02	2002-03	2003-04
Studio	\$144	\$155	\$178
1 Bedroom Model A	\$153	\$166	\$192
1 Bedroom Model B	\$156	\$169	\$195
2 Bedroom Model D	\$160	\$174	\$201
2 Bedroom Model E	\$162	\$176	\$204
2 Bedroom Townhouse	\$168	\$183	\$212
3 Bedroom Townhouse	\$174	\$189	\$220

Where Your Association Dollars Go



FEES - continued from page 1

authorized a loan from the Reserve Fund to cover for most of the extra expense. That loan will be returned to the Reserve Fund this fiscal year.

The second largest budget increase, about \$5000, was for landscaping.

The Association's CPA Michael Gartzke reviewed the \$423,000 budget with homeowners at the Annual Meeting on February 18. He manages the finances for dozens of homeowner associations and said rising insurance costs are impacting all budgets this year.

Reasons for insurance industry rate increases include the declining stock market, the September 11 terrorist attacks, and more claim payouts.

Concerned homeowners are encouraged to join the Finance Committee, which will meet in January with Michael Gartzke to determine next year's budget.

After a review of the financial issues, the Committee will make a formal recommendation to the Board of Directors on how to act on net year's expenses. The Board will vote on the matter at their next meeting, and any change to the budget will be reflected in our April 2004 dues. ■

To join the Finance Committee contact Chris Ricketts at Good Management Company by December 30.

Oak Grove Vendor's Corner

Insurance Costs Impact Us All

By Anita Ward
Prudential-CA Realty

Understandably, when Association dues increase, it causes disruption to any condo owner. Any time those increase are in a subdivision where purchase comes with the expectation of affordability, the disruption is more significant. That being said, it is critical to understand what is going on in the larger, open market where all properties are affected. Insurance companies are making a broad sweep over all homeowners. Compassion and insurability are exclusive of one another.

Currently, on every purchase made, we, as agents are required to disclose the potential of insurance denial to all who purchase. Although this may seem outlandish, insurance companies are scrutinizing every insurance applicant AND home or subdivision, in search of a reason to deny insurance. The current, broad, insurance protocol is to deny anyone insurance if there has been a claim within the past three years. I recently had a client denied homeowner coverage because they had submitted a claim two and a half years ago for a damaged opal ring, covered under a separate insurance rider.

The increase in insurance claims, the onset of mold issues and the stressed economy has pushed some insurance companies to near bankruptcy. The significant rise in the number of claims forces this cost to be passed to the insured. When the insured is a subdivision the size of Oak Grove, the chance for claims multiplies by the number of residents who live there. Any claim, or potential for claim, no matter how small is going to affect everyone because you are a collective unit when it comes to insurance.

This is not intended to take any position on the insurance issue; it is intended to demonstrate how industry wide issues can infiltrate all owners "across the board". And, unfortunately, certain economic fluctuations are blind to need or affordability. ■

Anita's phone number is 563-4039

Homeowners Survey

A record 104 homeowners participated in the last year's Oak Grove survey. As in the previous two studies, recycling collection, Association fees, and landscaping were hot items.

61% of those surveyed rated Association fees as "too high". About one-half of these homeowners submitted ideas to reduce costs. Their ideas ranged from seeking bids for new landscaping and management company vendors, to better water management, to reducing the number of Association meetings per year.

Homeowners were split when it comes to our landscaping. When asked what Association services should be increased or decreased, landscaping topped both categories.

Most Favorable

(rated Good to Very Good)

- 94%** Safety and Security
- 86%** Newsletter
- 67%** Park
- 59%** Noise not a concern
- 58%** Board of Directors
- 57-81%** Buildings and Parking Areas
- 56%** Professionalism of Good Mgt
- 54%** Landscaping

Most Unfavorable

- 64%** Recycling Collection "not frequent enough"
- 61%** Association Fees "too high"
- 25%-32%** Good Management services "poor"
- 25%** Trash Collection "not frequent enough"
- 25%** Gazebo value "poor"

Association Fees

Top 4 Services to Reduce or Eliminate:

1. Landscaping related
2. Excessive watering
3. Gazebo
4. Management Company

Top 4 Services to Expand or Add:

1. Landscaping related
2. Pool
3. Storage
4. Recycling bins, collections

Good Management Company

5 of 10 rated service "good to very good"

3 of 10 rated service "poor"

2 of 10 rated service "fair or no opinion"

Sample Responses:

j. The current recyclable collection intervals are:

	Too Frequent		Just Right		Not Enough		No Opinion	
2002	0	0%	33	32%	67	64%	4	4%
2001	0	0%	24	28%	59	68%	4	5%
2000	0	0%	22	25%	59	66%	8	9%

a. The construction quality of your building:

	Very Good		Good		Fair		Poor		No Opinion	
2002	7	7%	55	53%	28	27%	13	13%	1	1%
2001	8	9%	49	56%	18	21%	11	13%	1	1%
2000	9	11%	35	42%	32	38%	6	7%	2	2%

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

	Very Good		Good		Fair		Poor		No Opinion	
2002	27	26%	40	38%	23	22%	13	13%	1	1%
2001	27	30%	36	40%	14	15%	13	14%	1	1%
2000	19	21%	35	39%	30	33%	2	2%	4	4%

Mixed Message?

21% of homeowners who rated Association fees as "Too High" also requested more services that would lead to increased costs.

A report detailing the results of all three annual surveys may be found at our Oak Grove website www.geocities.com/davidrasmussen95/oakgrove

Board of Director News

New People Jump On Board

Teri Conway won election to the Oak Grove Board of Directors when elections were held during the Annual Meeting on February 18, 2003. Teri, who moved to Oak Grove in 1990, had previously served on the Finance Committee.

"My main concern is to keep our maintenance as good as possible and our dues as low as possible," Teri said in her candidacy statement.

Katie Doan and was re-elected to a second two-year term and continues to serve as President.

Nona Andrews resigned in November 2003 after serving Oak Grove for eight years on the Board of Directors.

"She has decided to remain on the landscaping committee and plans to attend board meetings to continue to give us the benefit of her experience," said Katie Doan. "Needless to say, Oak Grove is a better place for having her here among us!"

In response to Nona's departure, the Board selected a new person to join the group.

"**Miguel Martinez** has been attending meetings for the past six months and has demonstrated a keen interest in landscaping and building maintenance issues," said Katie Doan. "His continued interest lead to the board approaching him with an appointment to fill the position vacated by Nona and we are happy to say he accepted."

Kathy Schmitt and **Greg Nowak** round out the rest of the five-member Board. Their seats will be up for grabs in the next election tentatively set for February 2004. ■



*Homeowners that are interested in running for election should contact Chris Ricketts at Good Management Company no later than **January 8** to get their name on the ballot.*

How to Become a Member of the Board

There are two ways to join the Board of Directors: by election or appointment.

To join the Board by election, one must contact Good Management Company to have their name placed on the ballot. The deadline to do so for the next election is January 8, 2004. The candidate may also provide a statement of interest. This write-up is provided to all homeowners in the Annual Meeting mailer.

Terms on the Board last for two years and are staggered. Three seats are up for election in odd-numbered years, and two in even-number years.

Elections take place during the Annual Meeting usually held in February. For an Annual Meeting to be official, a quorum is needed equal to more than 50% of the homeowners by attendance or represented by a proxy form. If a quorum is not obtained in the first attempt, a second meeting will be scheduled and is considered official with representation of more than 25% of all households.

Help the Association hold the election in February. Return your proxy promptly! Look for it in the mail in January.

In addition to the candidates on the ballot, nominations may also be made from the floor during the Annual Meeting by any homeowner.

Each household will receive one ballot with directions to cast two or three votes, depending on the number of seats open that year. Each household may vote for a candidate on the ballot or write-in the name of someone nominated from the floor. A ballot may contain one vote for multiple candidates, or multiple votes for a single candidate.

The top vote getters are announced at the meeting and they begin their service in April.

Appointments to the Board of Directors are made to replace members who leave before the end of their term. Appointees are generally considered from a pool of past candidates, former Board members, and

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A Look Inside the Board of Directors

While the work of the Board of Directors is varied, the responsibilities are simple. Its mission is to ensure the effective management of all Association business to the satisfaction of the homeowners. Protection of our investment in Oak Grove is the ongoing objective.

Each year the Board must decide on an operational budget and which vendors to use to provide Association services. The selection of a management company is a key factor in handling the Association's day-to-day needs.

Oak Grove currently employs the services of Good Management Company in this regard. Good Management takes care of the sub-contracting of other vendors that handle both special projects and ongoing services for the Association. The Board grants Good Management expense authority up to a certain level to deal with customary maintenance issues.

Service on the Board is a voluntary and part-time endeavor. Therefore the Board must delegate some of its work to the management company and to homeowner committees. Committees have the freedom to focus on a particular subject in great detail. Their efforts allow the Board to stay focused on core Association matters.

The Board evaluates and acts on issues brought forward from Good Management Company, Association Committees, and from homeowners. The Board must prioritize activities, as well as consider

costs and benefits when voting on requests.

Finally, the Board is responsible for oversight of vendors and projects to insure Association funds are well spent. The Board routinely reviews that contracted services are provided as requested and in a financially sound manner.

Work on the Board is done in an open manner. Notice is posted in the parking lot kiosks one week prior to all meetings, and homeowners are encouraged to attend. Copies of meeting minutes may be obtained from Good Management Company. The Board works to proactively inform homeowners of key news and events at Oak Grove.

Occasionally the Board will end a public meeting and then continue with an "executive session", where confidential issues are reviewed in a manner to protect the privacy of the homeowners involved. Dealing with late payment of Association dues is a typical executive session action item.

The Board sets the frequency of meetings based on the activity level of the Association. Currently the Board meets eight times a year. An average meeting runs about 90 minutes.

A typical meeting agenda will include a review of current items, new issues from Good Management Company, a budget update, and homeowner comment. ■

The Board is divided up into five positions, which are usually rotated every year among the members:

PRESIDENT - Acts as chairman of the meetings and does not vote - except to break a tie.

VICE PRESIDENT - Presides over the meeting in the President's absence.

TREASURER - Reviews the monthly financial statements of the Association and approves certain vendor payments.

SECRETARY - In charge of keeping the minutes of the meetings.

MEMBER AT LARGE - Assigned other Board duties as needed.

JOINING THE BOARD - continued from page 6

homeowners active in the Association.

There is no requirement when the Board must fill a vacant seat. The Board may continue to conduct business with as few as three or four of its five members present. As a practical matter, the Board will usually vote on a replacement as soon as qualified candidate is found. An appointee will remain on the Board until the term of vacated seat has ended.

Many people are surprised to learn that being an Oak Grove homeowner is not a requirement for serving on the Board of Directors. Past Board members have included the original developer and construction contractor. Former homeowners have continued to serve on the Board even after they had moved from Oak Grove. ■



“How I See It”

By Leslie Ward
Oak Grove Homeowner

Roommates from Heck.

Ever had one?

Have you a roommate now or considered having one in order to make extra income, to afford your condo, or just to fill the space vacated by someone who no longer lives with you?

There is a safe way to do this and... the alternative.

Too many people have run into trouble because they did not take the time to learn all the easy and for-the-most-part FREE ways to get the correct housemate as the renter for them. I have had to live around those people you didn't investigate properly, and so have you! Learn a better way to get the best and safest renter possible. Please, for both of us.

Maybe you neglected to discuss visits from their girlfriend or boyfriend because you thought they'd 'understand'. Nothing is 'understood'! Guests require parking spaces and bathroom use. Not to mention invasion of your space and mine!

Did you forget to check their rental history or take them on because they paid in cash, and you needed it? Renting in haste will do you in every time.

You can learn to negotiate for the best rent and the best advantages for yourself. This is not being unfair to your roommate, but it is being fair to yourself. If they understand the arrangement from the beginning, you will definitely have fewer problems to settle later on.

You don't have to pay for a newspaper ad, either. There are much better ways to get a person to live in your home with you. And, you'll get you a more compatible person, too. Really.

Get the correct information.....do it for both of us. It is available online. Lots of research and plenty of suggestions you need to know.

Do your neighbors a favor, and look into "Sharing Your Home, Successfully Having a Tenant in Your Home."

For more information, go to www.wardenterprise.com. ■

Of Cats and Dogs



By Kathy Schmitt
Treasurer, Oak Grove Board of Directors

It's raining cats and dogs.

In the last five years I have noticed an increase in paw prints around. As you know, Santa Barbara has very limited “off the leash” dog areas.

Oak Grove is very fortunate to have 20 or so acres of wonderful landscaping. There are several areas that have been looked at in the past for designated dog runs. Unfortunately, the idea has failed many times due to the lack of interest and resistance of homeowners living near undeveloped areas.

If you are interested in brainstorming creative, low-cost ideas on this matter, please contact me at 964-5578 or email ksroxy@aol.com.

As for the cats, please be aware that the use of poisons (rat, snail, etc.) has caused the loss and death of my two cats in the 4541 Oak Glen Drive area. The direct use of poison agents caused severe cranial hemorrhaging. Please take note.■

UPDATE

Research and development is going on by Kathy Schmitt to possibly divide half of the Community Park for dogs and their owners. Kathy plans to have a proposal together by the next Association meeting to open discussion on the matter.

Homeowners that have opinions on this proposition are encouraged to attend the January 13, 2004 meeting at the Goleta Community Center. ■

Tips for Calling Good Management Company

by **Chris Ricketts**
Assistant Property Manager
Good Management Company



The Good Management Company office is open Monday through Friday, 9am to Noon, and 1pm to 5pm. The office is closed on some major holidays.

If you call about an emergency after regular office hours, we have an automated voice mail system that will prompt you to dial 5. You will reach recorded instructions, 24-hour contact numbers for vendors that will respond, and you will have an opportunity to leave a message.

Anytime you leave a message on the emergency voice mailbox, our new phone system will call our on-call staff member and will relay your message. Our phone system will stop calling the on-call staff person when the message is received.

Sometimes emergencies are better handled by calling 9-1-1, such as reporting a fire, a crime or a noisy neighbor. Phone a utility directly like the Gas Company when you smell gas, Edison when the power is out, or the Water District when you discover a fast flow water leak and you don't know how to turn off the water.

If the after hours emergency you are calling about is something better handled by Good Management Company staff - such as a roof leak - please call the office. When the phone system answers, you may dial 5 immediately, please listen to the instructions. Be sure to leave a message that includes your name, unit address, the phone number you can be reached at, and a brief description of the emergency. This way, we can respond quickly.

Good Management Company staff members are responsible to pick up their own voice mail messages. When we plan to be out of the office for more than a day or two, we will change our outgoing message to reflect this. If we are unavailable when you call, especially with something important, please leave a message on our regular voice mailbox so we know you called. We will call you back. ■

Good Management Company
(805) 564-1400 - Fax (805) 564-8660

Michelle Armstrong, PCAMÆ - Property Manager - Ext. 102

Chris Ricketts, Assistant Property Manager - Ext. 103

Josh Eyemann, Assistant, Ext. 104 or Ext. 100

Oak Grove

2003-04 Calendar



December 31



*Deadline to sign up for the
Finance Committee*

January 8



*Ballot Entry Deadline
for Board of Directors Election*

early January



*Finance Committee Meeting
Develop recommendation for next year's
budget (date to be determined)*

January 13



*Association Meeting
6:30pm Goleta Community Center*

January 14



*Last Day to Remove Holiday
Decorations*

February



*Annual Meeting
Board of Directors Election
(date to be determined)*

April 1



New Monthly Dues Go Into Effect

2003 Affordable Housing Resale Price Guidelines

Effective March 10, 2003

Model	Square Footage	Unit	Low Income (50-80% of Median)	Upper-Moderate Income (100-120% of Median)
C	389	Studio	\$101,800	n/a
A	631	1 Bed, 1 Bath	\$116,400	n/a
B	683	1 Bed, 1 Bath	\$116,400	\$174,500
D	796	2 Bed, 1 Bath	\$130,900	n/a
E	848	2 Bed, 1 Bath	n/a	\$196,300
F	979	2 Bed Townhome	n/a	\$196,300
G	1126	3 Bed Townhome	n/a	\$218,200

Source: Santa Barbara County Affordable Housing Website

Determining Your Home's Market Value

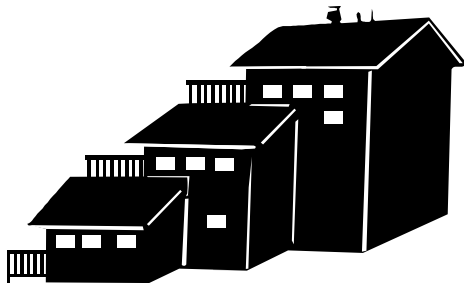
The County of Santa Barbara has a handy website if you want to know the current value of your Oak Grove home.

The maximum resale price is updated annually based on the median income of Santa Barbara County families. These figures are generally made available every March.

The website also contains other valuable information including income guidelines for buyers, resale restrictions for sellers, and contact information for the Affordable Housing Program.

You can find it all at:

www.countyofsb.org/plandev/comp/programs/housing/public-info/default.html



The Oak Grovian

This edition of *The Oak Grovian* was written by Katie Doan, Chris Ricketts, Kathy Schmitt, Leslie Ward, Anita Ward, and Teri Conway, and edited by David Rasmussen.

The Oak Grovian is a production of the *Communications Committee*, with assistance from the Board of Directors.



The Oak Grovian welcomes news, features, or editorials from homeowners. Useful product or service updates from Oak Grove vendors are also encouraged.

To submit an article for publication, write to davidrasmussen95@yahoo.com or call 681-9061 for more information.

To get periodic Oak Grove news by email, send a message to the email address above.

Oak Grove News Briefs

Hillside Fire Contained



A brush fire raged on the hillside just above 4545 Oak Glen on June 15, 2003. Evidently the blaze was set off by a firecracker that quickly ignited the dry brush. Within a few minutes there was a potentially dangerous situation at our back doors.

Oak Grove residents responded with shovels, hoses, and fire extinguishers. Fortunately, the fire was contained to a relatively small portion of the hillside. The fire department responded and worked for 90 minutes to make sure all the embers were put out.

One only needs to look at the recent destruction throughout Southern California to realize the disaster this could have caused here. Homes and lives were put in jeopardy.

Homeowners are reminded to call 911 when any suspicious activity is seen in our neighborhood, particularly if it involves fire.

Holiday Decorations



During the holiday season homeowners can trim the outside of their units with a reasonable amount of decorations to celebrate the season.

But remember that what goes up must come down. Seasonal decorations need to be removed by Wednesday, January 14th. Happy Holidays!

Car Washing



Do you wash your car in the parking lot?

If so, please be advised that you must use the water spigot from your residence. The common area water supply is not to be used for personal use.

The use of common area water increases the cost to all those who live in the Oak Grove neighborhood via our homeowners association dues. – *Kathy Schmitt*

Handy Pans



Water damage is one of the most common yet preventable problems reported in Oak Grove. Here's an inexpensive tip that may save you big money.

Place a drip pan under your water heater to catch leaks and reduce damage to flooring and the surrounding area. These pans cost under \$10 at Home Depot.

While the pans do not replace the need to routinely check your water heater for corrosion or leaking, it can minimize damage to the nearby structure.
–*Katie Doan*



Recycling Update

In response to homeowner concern expressed in the last survey, additional recycling bins are being set out within Oak Grove. The Board of Directors will consider requests on a case-by-case basis.

"We are charged for the bins," said Board President Katie Doan. "I would like to make sure folks are doing things like breaking down boxes and using the bins appropriately for recycling first."

Please help control our recycling costs by using our existing resources wisely.



Rules Review

The Board of Directors will review the Oak Grove rules and regulations during the January meeting. A copy of the existing rules can be found on the Oak Grove web site.

"Folks might like to come out and put their two cents in for that," said Katie Doan.

Editor's Note:

This will be my last edition as editor of the Oak Grovian.

When I started doing this three years ago, I was worried there would not be enough news to write about. What I discovered is there is plenty to report about in and around Oak Grove. The challenge is managing the time to do it right.

Our community deserves more than one newsletter a year, which unfortunately, is all I could produce in 2003.

Therefore, it is time to open this position to another homeowner. Contact Good Management Company or the Board of Directors if you are interested in working on *The Oak Grovian*.

Until a new person is selected to take over this job, I will continue to handle the Oak Grove e-mail updates and a revamp of our web site.

Working on the Communications Committee has been an extremely rewarding experience. Thank you for your support! -*David Rasmussen*

Oak Grove Board of Directors

- Katie Doan** – President
- Miguel Martinez** – Vice President
- Kathy Schmitt** – Treasurer
- Greg Nowak** – Member at Large
- Gail Anikouchine** – Secretary

Good Management Company

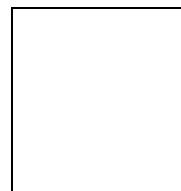
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chris@goodmanagementco.com – E-Mail

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