



Budget Overseers Sought

Committee Will Help Decide 2003-2004 Homeowners Dues

Rather than taking issue with next year's Association budget after the fact, would you be interested in guiding the Board of Directors on some important financial questions now?

Take this opportunity to join the Finance Committee today. This group will review next year's budget for Oak Grove, and make recommendations to the Board of Directors, who will vote on the matter.

The Finance Committee is not a long-term commitment. One more meeting is planned for the end of the year.

The Finance Committee met once already in November to study the Association's insurance payment plans. However, there is still room for more homeowners to help tackle the important issues in setting next year's budget - which will determine future monthly dues. Get involved!

To sign up, or to get more information, please contact Chris Ricketts at Good Management Company. ■

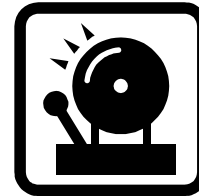
False Fire Alarm Awakens Residents

Save yourself money on repair costs

by **Chris Ricketts**
Good Management Company

Over the past few months several owners with the fire suppression system sprinklers have had false alarms; the bell rings for no apparent reason.

Sometimes these false alarms have occurred at night. Of course, people want to sleep but can't because of a ringing bell.



Residents have tried various methods to silence the noisy bell including cutting the wires and disassembling the bells. Both of these methods are destructive and end up costing quite a bit to have a licensed electrician come out to fix the damage.

One owner called a general contractor and it cost an extra \$80 to have the guy come out and he just cut the wires. This is not necessary to be protected from fire and be able to have a good nights sleep.

Nargan, the company the services the plumbing aspect of the fire suppression system, informs me that the best

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Check out the *NEW* Oak Grove Web Site
www.geocities.com/davidrasmussen95/oakgrove
Details on Page 6

Association Meeting Highlights



October 29, 2002

Goleta Public Library

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

Board Members Absent: Kathy Schmitt

Homeowner Comment

- Greg Nowak asked for advice involving a possible cracked floor in the unit above him.
- Linda Benet shared pictures of a new front door she is considering. She is planning to ask the Board to vote on a door style at a future meeting
- New homeowner Frank Tedeschi asked for help to clear up carport assignments at 4565 Oak Glen.
- Katie Doan reported that plants are dying at 4558 Oak Glen Drive due to the sprinklers not working.

Good Management Company

- Chris Ricketts reported the Sierra Madre Homeowners Association is waiting for permits to proceed with a repair plan for damages caused by a landslide that occurred behind 4545 Oak Glen last year.
- Reviewed budget issues that require action including the transfer of funds between the General and Reserve Funds, and working out a payment plan for our new insurance coverage.
- Received a contractor's bid to inspect the roofs at \$75 per hour.

Board of Directors

- Considered a bid from contractor Plowboy to add landscaping and other materials to grounds at a cost of \$1767. The Board voted against the bid, with the exception of sand for the Community Park playground for \$263.
- The Board approved a request to mail out a third annual homeowner's satisfaction survey at the end of the year. The deadline to fill out and return the questionnaire will be extended to after the New Years per feedback from last year's survey.

Committee Reports

- Communications Committee reported the next Newsletter is scheduled for early December.

December 3, 2002

Goleta Public Library

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

Board Members Absent: Kathy Schmitt

Homeowner Comment

None - Aside from the Board and Committee members, there were no homeowners in attendance.

Good Management Company

- Chris Ricketts provided a report from Sierra Madre Homeowners Association regarding efforts to initiate repair of damages caused by a landslide that occurred behind 4545 Oak Glen. The Board expressed concern that little or no activity as been had since the damage happened over a year ago. GMC will follow up on a suggestion to invite a Board Member from Sierra Madre to attend our next Association meeting to allow more direct communication between the two homeowner groups.

Board of Directors

- The Board directed Greg Nowak to follow up on a promise he made to have a structural building review done of 4545 Oak Grove. In October Greg, a resident in the building and a current member of the Board, expressed concerns about cracks in the floor of the unit above him. The new owner of the unit in question is concerned over Greg's allegations.

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These notes, prepared by the Oak Grovian staff, are not the official Board of Director minutes

Nature in Our Neighborhood

by Kim J. Bean
Oak Grove Homeowner

What does the sound of birds cooing mean to me? It means Life, Freedom, Joy, Communication, Acceptance and most of all Love. Love of our environment and love of our fellow creatures.

One of the joys that I have discovered since becoming a homeowner at Oak Grove in May 2001 was the abundance and variety of our feathered friends.

A dear senior friend of mine felt my enthusiasm and as a result of my constant chatter about the birds she gave me the National Audubon Society Field Guide to North American Birds as a house-warming present.

Here's just a sampling of the birds I enjoy from my living room and dining room windows:

Humming Birds. *Not just one but three different varieties. The Black-chinned Hummingbird, Costa's Hummingbird, and my favorite - with its ruby throat and neck - the Anna's Hummingbird.*

They bring beauty and a sense of duty to their environment. A little humming bird will sit on a twig of a branch for hours keeping watch over his family's food source.

Quail. *Have you ever had the joy of watching these loving, family oriented little creatures with their silly feather sticking straight out of the top of their head? I have.*

What you will see is a family. You will see the dad or possibly the uncle keeping watch and standing guard ready at an instant to give a verbal warning of danger while the ladies and youngsters are scratching in the dirt looking for what ever it is Quail look for in the dirt.

Witnessing the communication between this, at times large, brood is a sight to behold.

Titmouse. *A little bitty, barely larger than the hummingbird, gray/brown cutie with a pointed head. You can't help but smile if this little cone head of a creature comes in to view.*



Scrub Jay. *A cousin to the Blue Jay. These loud aggressive birds are a sight to see and hear.*

Like a silly little puppy that will "hide" its treat in the corner of the room for everyone to see, Scrub Jays will find something of great importance (in their mind) and "hide" it under that leaf in plain sight.

I don't speak Scrub Jay but when they are talking at the top of their lungs I think they are telling the rest of their species that there is great danger over here so they can keep their treasures all to themselves.

The list goes on and on. Cute redheaded Woodpecker, non-descript California Towhee, every day House Finch, the majestic Crow, the gentle Mourning Dove and even a Roadrunner. Just saw the roadrunner once walk hurriedly past my window but I will never forget it.

I for one am happy to share my home with our feathered friends. Though the reality of the situation is they are sharing their home with us. We, the human species, are the ones who have moved in on them and I thank them for accepting us.

Let's return this generosity in kind and offer them love not spikes to impale their beautiful little bodies or rocks thrown out of hatred. Yes there is always the possibility of being pooped on but then again there is also the possibility of winning the lottery. I bet the odds are similar. ■

This is Kim's first article for the Oak Grovian. We are hopeful **Nature in Our Neighborhood** will become a regular feature in our newsletter.



Little Things Can Make a BIG Difference to Buyers

By Anita Ward
Prudential-CA Realty

It is common to presume County affordable properties will always achieve their maximum purchase price when trying to sell. Lately, I have witnessed some matters that have hindered the full price sale of certain units. It is important to note that buyers have a point they will not cross, even when it comes to affordable units.

Overall interior condition: I always do a walk through prior to selling a property, to determine pertinent issues. The most essential is, "thin your home of anything unnecessary and, allow it to be shown in the manner it is normally used".

For instance, remove items from the dining area that are not conducive to "dining". Eliminate items from the tops of refrigerators, armoires, dressers, etc. This is to prevent buyers from feeling the home is easily outgrown. If you are unsure of what to reorganize, be assured I will advise you at the time of sale.

Secondly, take a critical look at the cosmetic condition. I am hesitant to recommend blanket upgrades, however, it is important to take a look at the cosmetic condition of the entire home prior to selling. These homes are between 10-13 years old and can show wear if they have not been updated.

The last thing I want to suggest is spending your money. Very often it is simply a matter of washing windows or temporary removal of items to appeal to buyers eyes.

Finally, and most importantly, assess the mechanical functions of the home. Plumbing, heating, dishwasher, water heater and washer/dryer have an enormous impact on the solidity of a sale.

Although I orchestrate all inspections and disclosures, it is important to realize during the course of those disclosures and inspections, prior or potential problems will be discovered - often times to the surprise of a seller.

Recently, for instance, there have been occasional discoveries of mold due to leaking water heaters, and

Knock on Wood

by Greg Nowak
Oak Grove Board of Directors

Now that winter is upon us, we need to understand that wet wood can rot, causing more expensive repairs than just a simple touch up with paint.

Please notice areas of peeling paint, dry rot, plants touching the buildings, or great sprinkler over-spray. Catalog your list and correspond with Good Management about it for repairs.

These conditions have been seen at quite a few units near the ground level. Note that full painting of buildings may be years away.

Thank you. ■



bathroom pipe leaks. Often times these leaks may be long since repaired, however, if they were not repaired immediately, or if they continued leaking, the mold will continue growing even if the source is eliminated. This has occurred and, in fact, has prevented sale.

It is not common, but it does occur. So . . .it is important to remember, "even affordable buyers have a point they will not cross".

Again, even if you suspect any one of these issues, I will assist you through it. Discussing it ahead of time prevents 95% of any future problems. ■

Anita has been an active realtor in Oak Grove for many years, and frequently contributes to our newsletter. She can be reached at 564-4039

Meeting Notes continued from page 2

- The Board reviewed the recommendations from the Finance Committee and agreed to authorize immediate payment of \$28,000 to Manchester Insurance. However, the Board asked the Finance committee to finalize the re-payment plan between the Reserve and General accounts when the group meets at the end of the year to review the entire Association budget.

Committee Reports

- The Landscape Committee expressed some frustration over the lack of accountability from Plowboy, our landscaping contractor, on outstanding work orders. As an example, the committee has tried unsuccessfully to add foliage to the hillside between the road and the units at 4555 Oak Glen Drive. Based on this, the Board tabled a Purchase Order request from Plowboy.
- The Communications Committee reviewed the new Oak Grove web site, as well as plans for a December newsletter, and end of the year homeowner survey.

Fire Alarms continued from page 1

way to silence the bell is to go to your own circuit breaker panel and switch off the breaker for the ringing bell. This will allow you and your neighbors to go back to sleep.

Call for service the following morning. An overly sensitive flow detector switch may have set off the bell because of a sudden change in water pressure. If there is a fire, water will be emitted from the spray head in the ceiling. If that happens, call 9-1-1 to report the fire.

In cases where there is no fire, call Nargan at 967-8475 to inspect and repair your system. You may just need to have a new flow detector switch installed.

If you have cut the wires, or pulled the bell apart, you'll more than double your repair costs, as you will also need to hire a licensed electrician to fix the damage. Plus you may incur additional liability if there is a fire in your building while waiting for your cut wires to be repaired.

Before an emergency arises, you may want to go to your circuit breaker panel to identify and mark which one controls the bell. Some units do not have this system. All units with the sprinkler heads sticking out of the ceilings have the fire alarm bell.■

The Oak Grovian

This edition of the *Oak Grovian* was written by Kim J. Bean, Chris Ricketts, Greg Nowak, Anita Ward, Jaan Karsh 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.

The Oak Grovian Goes Online

Oak Grove now has an official web site!

The Board of Directors approved a proposal from the Communications Committee to add this service during the December 3rd Association Meeting. The web site is another tool to enhance communications and the flow of information between homeowners, the Board, and Good Management Company.

Named "The Oak Grovian Online", the address of this site is:

www.geocities.com/davidrasmussen95/oakgrove

The look of the web site will be similar to the *Oak Grovian* newsletter. The home page contains the latest Association news and a calendar of upcoming events.

There are links to view copies of past newsletters, information on Good Management Company, and the Board of Directors.



Unlike the newsletter, which is distributed only 2 to 4 times a year, the *Oak Grovian Online* will be updated at least monthly. More links will be added in the coming months for homeowners to obtain copies of Association Rules, review Committee volunteer opportunities, and submit pictures for a neighborhood photo gallery.

The web site comes to the Association at no cost. The Communications Committee volunteers the labor, and free hosting is provided in exchange for advertising.


The *Oak Grovian Online* becomes the fourth ongoing project from the Communications Committee. The other projects are the *Annual Homeowner's Satisfaction Survey*, the *Oak Grovian E-Mail Update*, and the *Oak Grovian* newsletter. ■

Oak Grove 2002-03 Calendar



December 31 
*Deadline to be added to the Ballot
for Board of Directors Election*

**end of December
or early January** 
*Finance Committee Meeting
Develop recommendation for next year's budget
(date to be determined)*


January 7 
*Association Meeting
Agenda Item: 2003-04 Budget*

January 10 
Homeowners Survey Due

January 14 
*Last Day to Remove Holiday
Decorations*

January 31 
Photo Contest Entries Due

February 18 
*Annual Meeting
Board of Directors Election*

April 1 
New Monthly Dues Go Into Effect

Oak Grove News Briefs

2002 Survey



It's December, and that means both the holidays and the annual Oak Grove Survey will soon be here.

The 2002 Homeowner's Satisfaction Survey will be the third one commissioned by the Board of Directors. Feedback collected from the respondents will help guide the Board and Good Management Company in a variety of different matters.

The survey asks each household to rate various aspects of property maintenance, common area upkeep, Association management, and vendor relations.

In response to comments from last year's review, the due date of the 2002 survey will be pushed-back to January, after the holidays.

Results of the survey will be presented at the Annual Meeting that is scheduled for February 2003.

Photo Contest



Attention Oak Grove photographers!

The Oak Grovian Online is looking for photos of our neighborhood for its upcoming *Photo Gallery* page. The top entry, as judged by a panel of celebrities from the Communications Committee, will be posted on the home page of our web site in February.

Submit your photos to the Oak Grovian no later than January 31. Entries may be in digital or paper format.

Winners will be selected on the basis of originality, composition, and how the subject represents living here at Oak Grove. See page 5 for contact information.

A Bright Idea



Maintenance Tip: When making an outdoor light replacements request to Good Management, please report the light pole number.



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 January 14th. Happy Holidays!



Board Election

The time is now to get your name placed on the ballot for the upcoming Board of Directors election. The 2-year term for three of the five current members expires at the end of our fiscal year in March.

Please contact Good Management Company by the end of December to have your name and a brief biography added to the ballot.

Our election is held at the Annual Meeting. The votes – both by proxy and in-person - are tabulated during the course of the meeting. An announcement along with a ballot for the Oak Grove Board of Directors' election will be mailed to all homeowners in January.

Block Party



Are you looking for an opportunity to get to know your neighbors better? Homeowner Jaan Karsh is and has an idea - an Oak Grove "Block Party".

Her concept is for an informal neighborhood gathering open to everyone. Oak Grovians would have an opportunity socialize with each other and share in a potluck of food and drink.

If you are interested in seeing a Block Party come to the neighborhood, please contact Jaan by email, jaan.karsh@athletics.ucsb.edu, or phone 967-2799.

Oak Grove Classifieds

PARKING SPOT AVAILABLE

I live at 4545 Oak Glen and have an extra parking space I am willing to rent out. If interested, contact me at 967-6140. - Barbara Millett

HELP WANTED

Seeking homeowners to volunteer approximately 1.5 hours per month serving on the Oak Grove Board of Directors. Candidates must contact Good Management by 12/31/02 to be considered.

Oak Grove Board of Directors

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

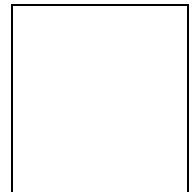
Good Management Company

Chris Ricketts – Asst. Property Mgr

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Santa Barbara, CA 93103

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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