University Gables Gazette

The University Gables Gazette is published for the purpose of keeping the community informed. Residents are invited and encouraged to submit items of interest for inclusion in future publications. Please submit suggestions to jhalexander@fullerton.edu.

this issue

- HAC Members p2
- Homeowners Meeting p2
- Welcome New Residents p2
- Dissolution of Housing Authority p2
- Principal Residence Verification p2
- Selling Your Home Information p3
- Fence Replacement p3
- Pool Heater p3
- Tree Removal p3
- Home Appreciation Update p4
- Contact Information p5
HOMEOWNER ADVISORY COUNCIL (HAC) MEMBERS

Deborah Diep (term: 2012 – 2014)
Sammy Alqaisi (term: 2012 – 2014)

HOMEOWNERS MEETING

The University Gables annual homeowner’s meeting will be held Wednesday, August 20th at 6:30pm in the grassy common area next to the pool. Remember to bring your lawn chair. Elections will be held for (HAC) seats held by Sammy and Deborah.

WELCOME NEW RESIDENTS

Please welcome to the community three new families who moved into the community this year. Ana Rolan and family moved into 11 Sycamore Lane. Ana is a teacher at Sunny Hills High School. Brian Resnik and family moved into 36 Sycamore Lane. Brian is an Information Technology Consultant at Cal State Fullerton. Devon Butcher and family moved into 76 Sycamore Lane. Devon is an Early College Coordinator at Buena Park High School.

DISSOLUTION OF CSU FULLERTON HOUSING AUTHORITY

In June 2014, following the sale of University Heights the CSU Fullerton Housing Authority was officially dissolved and its remaining asset (University Gables) transferred to the CSU Fullerton Auxiliary Services Corporation (ASC) www.csufasc.org. Existing Ground Lease documents and terms remain binding. The ASC is a non-profit California company with divisions spanning Commercial Services (including Property Development), Sponsored Programs, and Financial Services. University Gables will become a department within the ASC property division and managed by Jim Alexander and Bob Farrell. Encore Property Management will continue to service the University Gables as it has been.

CITY OF BUENA PARK PRINCIPAL RESIDENCE VERIFICATION

The City of Buena Park has mailed all University Gables Homeowners a letter requesting verification of occupant as principal resident. This information will be compared to their information to ensure that the principal resident is a qualified homeowner. In addition, the ASC will be sending a letter requesting verification of Homeowner employment status and proof of insurance. Homeowner insurance requirements are outlined in your Ground Lease starting on page 13 section 9. The ASC will be assisting the City to ensure 100% participation and accuracy. Any Homeowner who believes they may have a problem complying with these requirements is encouraged to contact the ASC.
Information about the process for selling your home can now be found on the University Gables website under the Homeowners Corner. When homeowners are thinking about selling their home, they should call the ASC and ask “what is the process for selling my home?” The answers are generally the same so we compiled information available to all homeowners on the website. Homeowners interested in knowing their home’s current maximum resale value can email Chuck Kissel who will calculate the current value.

Chuck Kissel
ckissel@fullerton.edu

FENCE REPLACEMENT
Due to the aging and dry-rot found on several University Gables white wood fences, the ASC has contracted with Irvine Fence to replace fences in August. The white picket fences with gates will not be replaced at this time. The solid fences located between the front and rear yard of homes, along with the back yard fences will be replaced with white vinyl fences. Please make the necessary accommodations to remove shrubbery and items affixed to fences. Each Homeowner should have received a notice on their front door regarding the estimated date(s) of replacement.

POOL HEATER
The swimming pool heater will be turned off for the winter during the last week of October and turned back on the weekend before spring break (last weekend of March 2015).

COMMUNITY TREE REMOVAL AND REPLACEMENT
The remaining Sycamore trees will be removed due to a beetle that has been attacking them. Not all trees removed will be replaced with another. Homeowners will be notified prior to the scheduled tree removal. If you will be affected by the tree removal we recommend that you park your vehicle(s) in the garage or move your vehicle to a safe place. The tree removal should not take more than a few days.
HOME APPRECIATION UPDATE FOR 2014

The Resale Price Index is derived from information published by the California Department of Housing and Community Development (HCD) which is influenced by the US Department of Housing & Urban Development (HUD), for annual changes in Orange County Median Family Income for a family of four. This information is updated annually by HCD / HUD and is subject to year-to-year volatility depending upon economic conditions. The index (Ground Lease Exhibit F) is calculated by dividing current year Median Income by the Base Year (2001) Median Income and then multiplying the result by 100. The initial index value is 100 (the 2001 Median Income divided by itself).

For year 2014, the median income for a family of four remained the same reflecting no annual change in the University Gables index. Since inception, the University Gables Resale Price Index reflects an increase of 27.11%. Exhibit F of the University Gables ground lease states that “In calculating the Index, negative as well as positive changes will be taken into account. However, if overall change in the Index is negative between the time Homeowner purchased the Home and the applicable time of determining the fractional change for purposes of calculating Maximum Resale Price then, the negative change will be disregarded and the amount calculated pursuant to the maximum Resale Price shall be zero.”

The Orange County Median Income and Index for the periods of record are:

<table>
<thead>
<tr>
<th>Year</th>
<th>Median Income</th>
<th>Index</th>
<th>Annual Change</th>
<th>Appreciation Period</th>
</tr>
</thead>
<tbody>
<tr>
<td>2001</td>
<td>$68,600</td>
<td>100.00</td>
<td>(Base Year)</td>
<td>7/1/01-6/30/02</td>
</tr>
<tr>
<td>2002</td>
<td>$70,400</td>
<td>102.62</td>
<td>2.62%</td>
<td>7/1/02-6/30/03</td>
</tr>
<tr>
<td>2003</td>
<td>$72,300</td>
<td>105.39</td>
<td>2.77%</td>
<td>7/1/03-6/30/04</td>
</tr>
<tr>
<td>2004</td>
<td>$74,300</td>
<td>108.31</td>
<td>2.92%</td>
<td>7/1/04-6/30/05</td>
</tr>
<tr>
<td>2005</td>
<td>$75,700</td>
<td>110.35</td>
<td>2.04%</td>
<td>7/1/05-6/30/06</td>
</tr>
<tr>
<td>2006</td>
<td>$78,300</td>
<td>114.14</td>
<td>3.79%</td>
<td>7/1/06-6/30/07</td>
</tr>
<tr>
<td>2007</td>
<td>$78,700</td>
<td>114.72</td>
<td>0.58%</td>
<td>7/1/07-6/30/08</td>
</tr>
<tr>
<td>2008</td>
<td>$84,100</td>
<td>122.59</td>
<td>7.87%</td>
<td>7/1/08-6/30/09</td>
</tr>
<tr>
<td>2009</td>
<td>$86,100</td>
<td>125.51</td>
<td>2.92%</td>
<td>7/1/09-6/30/10</td>
</tr>
<tr>
<td>2010</td>
<td>$87,200</td>
<td>127.11</td>
<td>1.60%</td>
<td>7/1/10-6/30/11</td>
</tr>
<tr>
<td>2011</td>
<td>$84,200</td>
<td>122.74</td>
<td>&lt;4.37%&gt;</td>
<td>7/1/11-6/30/12</td>
</tr>
<tr>
<td>2012</td>
<td>$85,300</td>
<td>124.34</td>
<td>1.60%</td>
<td>7/1/12-6/30/13</td>
</tr>
<tr>
<td>2013</td>
<td>$87,200</td>
<td>127.11</td>
<td>2.77%</td>
<td>7/1/13-6/30/14</td>
</tr>
<tr>
<td>2014</td>
<td>$87,200</td>
<td>127.11</td>
<td>0.00%</td>
<td>7/1/14-6/30/15</td>
</tr>
</tbody>
</table>

WHO TO CALL AND CONTACT NUMBERS

At the end of this newsletter is a list of who to contact and for what. Contacts include the ASC, City of Buena Park, Encore Property Management and other various entities. The ASC will provide assistance with selling or for current home value when applying for refinancing. The ASC also handles the hazard insurance for the community, insurance certificates for your lenders and any claims that may occur that are covered by the property insurance policy. The ASC covers the building structure and exterior while the homeowner covers the interior and its contents. Encore Property Management will assist homeowners with any concerns regarding monthly maintenance and ground lease fees. They will also assist in setting up electronic payment arrangements for Homeowners to make it more convenient to pay their monthly fees.
VISIT HOMEOWNERS CORNER ON THE WEB
Homeowner information related to University Gables is now available in the “Homeowners Corner” located on the CSU Fullerton Auxiliary Services Corporation (ASC) website:

www.csufhomes.org/gables/homeownerscornergables.aspx

Information posted in this section includes security, contact list, current appreciation index, homeowner’s manual, common area reservation forms, home sale process and University Gables financial statements. Other information related to current community activities is also posted in this section. If there is information you would like to see posted in the Homeowners Corner please send your request to ckissel@fullerton.edu. The ASC respects the privacy of University Gables homeowners and declines to post homeowner email or personal contact information.

CONTACT LIST

**Encore Property Management Company 714-692-1670**
Homeowner Fees & Account Status  jboyd@encorepmc.com
Payment Coupons  Jenev Boyd

**CSU Fullerton ASC Administration**
General Line  657-278-4100
Notice to Sell Home  657-278-4990
Insurance  jhalexander@fullerton.edu
Parking Issues  Jim Alexander
Community Park Reservations

**CSU Fullerton ASC Maintenance & Repair**
Burned Out Street Lights  714-615-6901
Community Area Landscaping  rofarrell@fullerton.edu
Community Common Area  Bob Farrell
Home Improvement Plans
Pool Area Maintenance
Pool Keys
Street Sweeping
Trees

**City of Buena Park Web Site:**  [www.buenapark.com](http://www.buenapark.com)
Buena Park City General Services  714-562-3500
Buena Park Code Enforcement  714-562-3642
Water Service (City of Buena Park)  714-562-3721
Refuse Collection & Recycling  714-522-3577
Residential Burglar Alarm Permits  714-562-3993
Graffiti Hotline  714-821-8658

**City of Buena Park Police Department 714-562-3902**
Home Assessment of Security  [www.bppd.com](http://www.bppd.com)
Illegal Activities, theft, burglary
Noise Notice of Vacation
Prowlers
Suspicious Activity
Vandalism

PHONE NUMBERS

Police & Fire (Emergency only)  911
Police Department (Non-Emergency)  714-562-3902
Animal Control  714-562-3647
Household Hazardous Waste Disposal  714-834-6752
Orange County Fire Authority  714-573-6000
Orange County Vector Control  714-971-2421
Pet Licensing  714-562-3647
Railroad Security (BNSF)  800-285-2164
Metro-Link  800-371-5465
Amtrak  800-872-7245
Post Office  714.513.8701

**Utilities**
Southern California Edison  800-684-8123
Southern California Gas Company  877-238-0092
AT&T  800-310-2355
Direct TV Satellite  800-494-4388
Time Warner Cable  888-892-2253

**Buena Park Elementary School District**  714-522-8412
Gordon H. Beatty Elementary School  714-523-1160
Buena Park Junior High School  714-992-8600

**Fullerton Joint Union High School District**  714-870-2800