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 ckissel@fullerton.edu.

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Welcome New Residents

Please welcome six new families who moved into the community this year; all owners work at CSUF. Katie Cappuccio and family moved into 9 Sycamore Lane; Katie is an Officer with University Police. Marc Montaser and family moved into 14 Sycamore Lane; Marc is an ATI Coordinator in the Academic Technology Center. Mark Bilby and family moved into 18 Sycamore Lane.; Mark is a Scholarly Communications Librarian in the Pollack Library. Zia Salim and family moved into 37 Sycamore Lane; Zia is an Assistant Professor in the Department of Geography and the Environment. Yu Bai and family moved into 45 Sycamore Lane; Yu is an Assistant Professor in Computer Engineering. Scott Cooper and family moved into 102 Sycamore Lane; Scott is a Reprographics Specialist in Information Technology. Nathan Cho and family moved into 108 Sycamore Lane; Nathan is an Operating Systems Analyst in the Department of Administration and Finance.

Homeowners Meeting

There was a great turnout for this summer’s homeowners meeting on August 14, 2017. The homeowners who submitted a vote unanimously elected Michael Kingsbury for another term on the Homeowner’s Advisory Council (HAC). Homeowners met the new realtor Debbie McCann and Joe Lins, President of CENTURY 21 Discovery. The ASC discussed topics of speed control, solar panels and a community gate. Unfortunately, a second speed hump prevents adequate response time of a fire truck to the rear of the community; and solar panels are feasible but require the homeowner to purchase (not lease) panels making the option financially difficult. Anyone interested in solar should contact the HAC or ASC for more details. A community gate requires a turnaround before the gate to meet fire requirements and the removal of a home on one side of the street; thus is not feasible due to space and cost limitations. The ASC discussed the sales process. It takes about four to six weeks for the seller to have approved capital improvements appraised, to get a buyer qualified with a lender, then approved by the City, before entering an escrow period of 60 days. The ASC shared a brief overview of community financials and reserves. Homeowners requested a more detailed version of the financials. ASC will provide to the HAC for distribution. Additionally, ASC will update the website (Homeowner’s Corner) with a sample checklist of things that routinely show up on a home inspection so that homeowners can be better prepared to sell their homes. Lastly, the City of Buena Park and ASC have sent out verification letters. Please respond in a timely manner.
Home Appreciation Update For 2017

The Resale Price Index is derived from information published by the California Department of Housing and Community Development (HCD) that is influenced by the US Department of Housing & Urban Development (HUD). The annual changes in Orange County Median Family Income is 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 2017, the median income index for a family of four increased by 1.17% for University Gables. Since inception, University Gables Resale Price Index has increased 28.28%. 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>
<tr>
<td>2015</td>
<td>$87,200</td>
<td>127.11</td>
<td>0.00%</td>
<td>7/1/15-6/30/16</td>
</tr>
<tr>
<td>2016</td>
<td>$87,200</td>
<td>127.11</td>
<td>0.00%</td>
<td>7/1/16-6/30/17</td>
</tr>
<tr>
<td>2017</td>
<td>$88,000</td>
<td>128.28</td>
<td>1.17%</td>
<td>7/1/17-6/30/18</td>
</tr>
</tbody>
</table>
City Of Buena Park Principal Residence Verification

In August, the City of Buena Park 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. 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.

Insurance Coverage And Employment Verification

In August, ASC mailed all University Gables homeowners a letter requesting verification of insurance and employment. Most homeowners know that the ASC covers damage to the exterior of each home (such as exterior walls and roofs). But many do not know that the homeowner is responsible for all interior replacement. ASC requires all homeowners to have a minimum of $100,000 of liability coverage in the form of a HO6 policy (with CSU Fullerton Auxiliary Services Corporation as additional insured). ASC strongly encourages each homeowner to determine their desired need for coverage on interior items such as flooring, cabinets, capital improvements, appliances, furniture, personal items, etc. The same applies for earthquake coverage. Homeowners can obtain coverage (similar to a HO6) for interior, personal items and the reduction in value of your ownership interest in the event of an earthquake. [If there is a physical loss to structures or other real property at the common interest development directly caused by earthquake and the ASC elects not to repair or replace that property or is permanently prevented by a government authority or court order from repairing or replacing the property, a policy can cover the resulting reduction in value of the condo owners interest in the dwelling unit and the common interest development.] Any homeowner who believes they may have a problem complying with these requirements is encouraged to contact the ASC.

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. ASC will provide assistance with selling or determining current home values when applying for refinancing. 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 payments 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 AND PHONE NUMBERS

**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: cdowling@fullerton.edu
- Parking Issues: Patrol Masters 877-648-0602

**CSU Fullerton Housing Authority 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 Website: 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
- Illegal Activities, Theft, Burglary
- Noise Notice of Vacation
- Prowlers
- Suspicious Activity
- Vandalism

**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 School District** 714-522-8412

- Gordon H. Beatty Elementary School: 714-523-1160
- Buena Park Junior High School: 714-522-8491
- Buena Park High School: 714-992-8600
- Fullerton Joint Union
- High School District: 714-870-2800