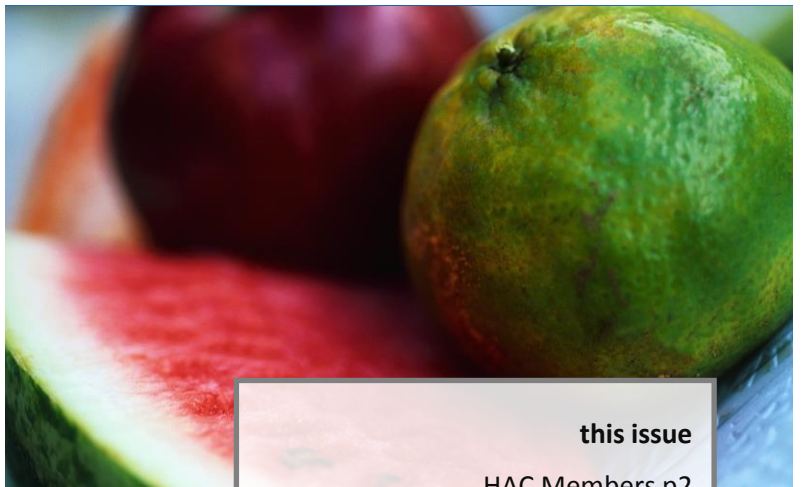


# University Gables Gazette

Summer 2015 Issue



## 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](mailto:jhalexander@fullerton.edu).

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# HOMEOWNER ADVISORY COUNCIL (HAC) MEMBERS

Deborah Diep [ddiep@fullerton.edu](mailto:ddiep@fullerton.edu) (term: 2014 – 2016)  
Sammy Alqaisi [sal-qaisi@fullerton.edu](mailto:sal-qaisi@fullerton.edu) (term: 2014 – 2016)  
Michael Kingsbury [kingsburym@smhs.org](mailto:kingsburym@smhs.org) (term: 2013 – 2015)



## HOMEOWNERS MEETING

The University Gables annual homeowner's meeting will be held Wednesday, August 19<sup>th</sup> at 6:00pm 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 five new families who moved into the community this year. Ronald Dolbin moved into 2 Sycamore Lane. Ronald is a Mathematics Instructor at Fullerton College. Joseph Carlin and family moved into 7 Sycamore Lane. Joseph is an Assistant Professor in Geological Sciences at Cal State Fullerton. Claude Damsa and family moved into 55 Sycamore Lane. Claude is the Titan Shops' Course Materials Manager at Cal State Fullerton. Jeanne Yoon and family moved into 48 Sycamore Lane. Jeanne is a Teacher in the Centralia School District. Eve Himmelheber moved into 104 Sycamore Lane. Eve is an Associate Professor in Theater and Dance at Cal State Fullerton.

## SCREEN DOORS

As the temperatures rise, Homeowners may consider adding a screen door to lower their energy costs. The ASC has approved two vendors who can be used.

The first vendor is Bourrets Glass in Fullerton (714-871-9040) and they sell swinging doors with models #4600-Prairie, #6000-Model E, and #6500-Cape Cod being the approved models. The colors that match the exterior house colors the best are Bronze, Adobe, Anodized, or Tan.

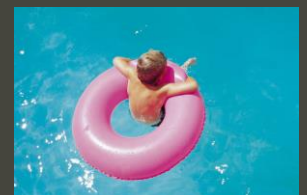
The other vendor is Phantom Screens (800-665-8200) and they sell retractable screen doors.

## CITY OF BUENA PARK PRINCIPAL RESIDENCE VERIFICATION

In August, the City of Buena Park will be mailing all university Gables Homeowners a letter requesting verification of occupant as the principal resident. This information will be compared to the City's information to ensure that the principal resident is a qualified homeowner.

## POOL HEATER

The 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, 2016).







## NEW REALTOR

### INSURANCE COVERAGE

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 additionally 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.

### NEW ASC WEBSITE COMING SOON

The ASC ([www.csufasc.org](http://www.csufasc.org)) will be launching a new website later this summer. The University Gables site will be incorporated within this site and be more intuitive to navigate. In the meantime, Homeowner information related to University Gables remains available in the "Homeowners Corner" located on the CSU Fullerton ASC website at

[www.csufhomes.org/gables/homeownerscornergables.aspx](http://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 additional information you would like to see posted in the Homeowners Corner please send your request to [ckissel@fullerton.edu](mailto:ckissel@fullerton.edu). The ASC respects the privacy of University Gables homeowners and declines to post homeowner email or personal contact information.

### INFORMATION ABOUT SELLING AND RENTING YOUR HOME

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 or renting their home, they should call the ASC and ask "what is the process for selling/renting my home?" Homeowner questions 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 [ckissel@fullerton.edu](mailto:ckissel@fullerton.edu) who will calculate the current value. Homes are able to be rented to an eligible successor (for a period of less than two years) only when on a sabbatical or unable to sell the home. Please contact Carol and she will assist with finding a renter from the University Gables wait list.

Carol Danforth Futterer is the new exclusive real estate agent at University Gables. Bob Clark is retiring after many years of supporting the Gables' community and is handing off his responsibilities to his trusted colleague. Carol has 27 years of experience with Bank of America as an executive in the mortgage division. She also worked with Experian, the large credit bureau company for eight years. More recently, she has worked several years in Real Estate sales in Orange County. Carol will assist with the sale (or renting) of your home to an eligible buyer from the ASC wait list. If purchasing a home in Southern California, she can help you find that new dream home. Just give her a call when considering a move!

#### **Carol Danforth Futterer**

Century 21 Discovery  
BRE #10196602

[cdanforthfutterer@sbcglobal.net](mailto:cdanforthfutterer@sbcglobal.net)  
714-905-6025

# HOME APPRECIATION UPDATE FOR 2015

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 2015, 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:

<u>Year</u>	<u>Median Income</u>	<u>Index</u>	<u>Annual Change</u>	<u>Appreciation Period</u>
2001	\$68,600	100.00	(Base Year)	7/1/01-6/30/02
2002	\$70,400	102.62	2.62%	7/1/02-6/30/03
2003	\$72,300	105.39	2.77%	7/1/03-6/30/04
2004	\$74,300	108.31	2.92%	7/1/04-6/30/05
2005	\$75,700	110.35	2.04%	7/1/05-6/30/06
2006	\$78,300	114.14	3.79%	7/1/06-6/30/07
2007	\$78,700	114.72	0.58%	7/1/07-6/30/08
2008	\$84,100	122.59	7.87%	7/1/08-6/30/09
2009	\$86,100	125.51	2.92%	7/1/09-6/30/10
2010	\$87,200	127.11	1.60%	7/1/10-6/30/11
2011	\$84,200	122.74	<4.37%>	7/1/11-6/30/12
2012	\$85,300	124.34	1.60%	7/1/12-6/30/13
2013	\$87,200	127.11	2.77%	7/1/13-6/30/14
2014	\$87,200	127.11	0.00%	7/1/14-6/30/15
2015	\$87,200	127.11	0.00%	7/1/15-6/30/16

## 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 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 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](http://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](mailto: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](mailto: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](mailto:jhalexander@fullerton.edu)  
Parking Issues Jim Alexander  
Community Park Reservations

### **CSU Fullerton Housing Authority Maintenance & Repair**

Burned Out Street Lights **714-615-6901**  
Community Area Landscaping [rofarrell@fullerton.edu](mailto: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

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

