

University Gables Gazette

Spring 2013 Issue



this issue

Security Camera Installation p2
Home Safety and Security p2
Tot-Lot Upgrade p2
Vehicle Parking Violations p3
Financial Information p3
Home Appreciation Update p3
Springtime pasta p4
Homeowners Corner p4

University Gables Gazette

The University Gables Gazette is published for the purpose of keeping the community informed. The publisher, CSU Fullerton Housing Authority, encourages residents to submit items of interest that they would like to see in future publications. Please submit suggestions to wherbert@fullerton.edu.



SECURITY CAMERA INSTALLATION

At last summer's homeowners meeting, University Gables homeowners recommended installing a video camera as a deterrent to crime in the neighborhood. Last fall, homeowners voted on the matter and a majority approved a video camera at the community entrance along with two faux cameras in other community locations. Unfortunately the owners of the light posts, Southern California Edison, where the cameras were to be installed will not allow attaching equipment to their property, therefore forcing the Housing Authority to look at other options for installing the cameras. The Housing Authority continues exploring other options and with the assistance of our security company, we anticipate the project to be completed later this summer.



HOME SAFETY AND SECURITY

The Buena Park Police Department's neighborhood outreach program has visited the University Gables on more than one occasion and presented safety tips to residents. This was done to inform residents on security measures that they can implement in order to prevent and deter crime. Additional home safety and security information that was provided by the Buena Park Police Department can be found on the Housing Authority web site www.csufhomes.org - University Gables -- Homeowners Corner -- Home Safety & Security.

Safety tips include names of local home security companies, safety inspection check lists, lighting, shrubs & landscaping safety tips, vehicle safety checklist and vacation security checklist. It was noted that the best crime prevention tool is a good neighbor. For more information on neighborhood safety please contact Lorie Nasman at the Buena Park Police Department lnasman@bppd.com.

TOT-LOT UPGRADE

The Housing Authority will be upgrading the Tot-Lot in the near future. The Housing Authority would like to give homeowners the opportunity to provide suggestions for upgrades that would improve functionality. A contractor has provided preliminary drawings with many options still available. Before the project moves forward, we believe that input from homeowners is necessary so that the proper equipment is selected for the age group that uses it. An email will be sent to all homeowners with information regarding date, time and location of the meeting.



FINANCIAL INFORMATION AVAILABLE TO HOMEOWNERS

The CSU Fullerton Housing Authority discloses financial information on its website for homeowners and the general public to view. On the Housing Authority website under "About Us" you can find the Housing Authority's annual audited financial statements, annual 990 tax returns and annual budget. University Gables specific financial information can be found by going to the University Gables section of the Housing Authority website then to the Homeowner's Corner.



2013 HOME APPRECIATION UPDATE

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 2013, the median income for a family of four increased by \$1,900 over last year which results in a positive 2.78% 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." Please go the Housing Authority web site at www.csufhomes.org, University Gables, Homeowners Corner for the complete index schedule.

VEHICLES PARKING IN FIRE LANES AND BLOCKING DRIVEWAYS

Homeowners and their guests are asked to respect the fire lanes and not to park any type of vehicles in red zones or in a manner that encroaches or blocks other homeowner's driveways. Situations have occurred largely near the detached homes west of the University Gables entry and in the motor courts. Many spaces between driveways in the detached home section are fire lanes or are simply not wide enough to accommodate a full size vehicle. Please inform guests and visitors when parking their vehicles not to block driveways and to allow full ingress and egress to neighbors. The community patrol company will be monitoring this during their scheduled rounds.



PLUM TREES

Approximately eighteen months ago the Housing Authority proceeded with phase I of the Sycamore tree removal whereby Sycamore trees that were creating problems with foundations, sidewalks and sprinkler boxes were removed and smaller trees planted in their replacement. The landscape company suggested various trees as replacements of which one was the non-fruit bearing Plum tree. Unfortunately, there are eleven Plum trees that were planted that have been diagnosed with a curable disease causing the tree to weaken and lose leaves. The provider of the trees will be treating them in the coming weeks and we are told that the trees should come back to normal before summers end.

Prep 10 mins Cook 10 mins

- Boil the pasta in salted water. Add the kale for the final 2 mins, then drain, reserving a little of the cooking liquid.
- Meanwhile, dry-fry the bacon in a nonstick pan until crisp. Remove from the pan and drain off most of the fat, leaving behind about 1 tsp. Gently fry the onion in the fat for 2-3 mins until soft.

Tip the cooked pasta and kale into the pan, then stir through the bacon and goat's cheese. Add a little of the pasta cooking water if the mixture seems a bit dry. Serve in bowls scattered with grated Parmesan, if you like.



Springtime pasta

VISIT HOMEOWNERS CORNER ON THE WEB

Homeowner information related to University Gables is now available in the "Homeowners Corner" located on the CSU Fullerton Housing Authority website www.csufhomes.org/gables/homeownerscornergables.aspx. Information posted in this section includes security information, contact list, current appreciation index information, homeowner's manual, common area reservation forms 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 wherbert@fullerton.edu. The Housing Authority respects the privacy of University Gables homeowners and declines to post homeowner email or personal contact information.



University Gables Gazette
Spring 2013

CSU Fullerton
Housing Authority
2600 Nutwood, #275
Fullerton, CA 92831