

PROUDLY MANAGED BY

Associa
Massingham & Associates Management, Inc.

Board Members

President

Jack Blederman

Vice President

Mike Chen

Secretary

Anders Wong

Director

Robert Fitzwilliam

Treasurer

Amy Duxbury

Community Manager

Cathy Mount

Cathy.mount@associa.us

Direct: (510) 896-2660

Mail Annual Assessment

Payments to:

University Square HOA
c/o Lockbox Processing

P.O. Box 45401

San Francisco, CA 94145

**Make checks payable to
University Square HOA**

Mail Correspondence

Massingham & Associates
8000 Jarvis Ave—Entry 2
Newark, CA. 94560
Main: 510-780-8587

Community Security

**Security Code 3
1-866-903-9111**

East Palo Alto Police Dept.

Non-Emergency Line:
(650) 321-1112

Emergency: 911

University Square Owners Association

To promote neighbourly behaviour and protect property value.

January 2015

www.AssociaNorthernCalifornia.com

Board of Directors General Board Meeting February 18, 2015 at 6:30pm

The venue for the next general board meeting will be at the local PGA Golf Superstore located in the Ravenswood Shopping Plaza. The meeting will be held inside the community conference room. All are welcome to attend.

AGENDA

1. Call to Order 6:30
2. Introduction 6:30 – 6:35
3. Secretary's Report 6:35 – 6:45
4. Approval of April 16, 2014 Regular Session Meeting Minutes
5. Treasurer's Report 6:45 – 6:55
The law requires the board to review and accept the reconciled financial statements at least once per quarter. The financial statement for the period ending March 2014 has been provided for the Board's review.
6. Action items: Site Inspection Report 6:55 – 7:05
7. Homeowner Hearings 7:05 – 7:20
8. Open Forum 7:20 – 7:40
9. Adjourn to Executive Session 7:40
Collections/Violations/Hearings Review

Meet Your New Associa Northern California Community Manager:

Cathy Mount

I have been with Associa Northern California for over 4 years. I am born and raised in the Bay Area. I look forward to meeting the Homeowners and working closely with the Board of Directors for University Square. Please feel free to contact me directly with any questions or concerns that you may have.

e-mail: cathy.mount@associa.us

Direct Line: (510) 896 . 2660

Why the change in Property Manager?

Yvette Montano resigned her position from Associa this month to accept an opportunity to work with a completely different organization. We wish her the best in her new endeavours. Welcome, Cathy, to our community.

Reminder: HOA Assessments

Please mail or pay online your annual HOA dues.

Security Concerns in University Square

The peaceful atmosphere in University Square has recently been disturbed by a series of incidents. According to the police, there is no indication that these incidents are being caused by anything other than a small group of troublemakers. The solution to this issue is to come together as a community and be smart about identifying these troublemakers and letting the EPA PD do its job.

Until then, each homeowner is advised to take all necessary precautions for personal safety and make your home more resistant to crime.

- If you can add security cameras around your home to assist with identifying these troublemakers, we encourage you to do so.
- Please get re-acquainted with your security alarm system and get in the habit of using it EVERY time you are leaving your home unattended.
- Secure your side gate to prevent easy access to your backyard.
- Do not leave any objects in your back yard that can be used as tools to break windows.
- Make sure that outside lights are on during the hours of darkness. (Rats avoid bright lights!)
- Protect your garage door.

It is important to know that firearms are NOT the answer to these incidents. Firearms are SERIOUS BUSINESS and the responsibility is enormous. Jack Biederman is happy to speak with anyone that has any lingering questions or concerns about firearms.

The small group of troublemakers responsible for recent events is already on the ropes as the EPA PD has video and images of some of them. Please help us to continue accumulate information about these troublemakers. Any suspicious behavior should be reported to the EPA PD phone: **(650) 321-1112**

University Square is a wonderful community within EPA. Let's keep it that way.

**Announcing Associa Northern California,
the new leader in community management in your neighborhood.**

On January 1, 2015 the two Associa companies M&C Association Management Services and Massingham & Associates rebranded to become Associa Northern California. Associa Northern California provides dedicated service to 12 counties throughout Northern California with 10 offices, 57 community managers, and over 150 employees. Together we have the local service, dedicated managers, and depth of resources to deliver on your community's vision.

The name change will not impact your interaction with the community manager and management office. You can still call us at the same office and our email addresses will forward – but you will begin to see the new address of Cathy.Mount@associa.us. There is no change to your billing, coupons, or payments you send.

Associa Northern California will continue to serve you, our homeowners, with integrity and accountability, a core value of all Associa Companies. Associa, North America's largest community association management firm, serves more than 2 million homes across the United States, Mexico, Canada, and the United Arab Emirates.

Throughout our rebrand, our focus is to always manage your community with the integrity and diligence you deserve. All of us at the new Associa Northern California team are excited by the future and look forward to many more years working with your community.

To access our community website, go to our management company's site at www.associanortherncalifornia.com and follow these steps:

- Click on "Homeowners" link at the top right of the page
- In the "Owner Login" box, enter University Square and click "Go"
- Click on "Sign up for new account" (you will need your US account number which is located on your account statement, call management for assistance)
- Create a Login & Password (keep this in a safe place as Massingham has no access to this information)



Please contact management for any questions or concerns.

The HOA Meeting with the Chief of EPA Police

The meeting was friendly and informal with the EPA Police Chief Pardini, two other officers and HOA representatives. The Chief stated his opinion that the rise in crime was consistent throughout the city/county (and California in general) and not just in East Palo Alto. The Chief does not feel that the recent crimes are organized crime or gang related, but rather youths seeing what they can get away with.

When asked about closing the gates on Pulgas and Clarke streets between 8PM and dawn, the Chief did not dismiss that concept out of hand. He said such permission would need to be granted by the City Manager. The Chief is not opposed to signs on various gates/fences stating that video surveillance is in progress within University Square, but permission must come from the City Manager, not the EPA PD. The board will be inquiring with the City Management to approve these requests.

Overall, the Chief is in complete support of homeowners using video cameras and welcomes any and all video that can be provided by the public. The Chief stated that videos do help prosecute criminals. The HOA will be developing a process to facilitate video submissions to EPA PD. The Chief was not opposed to the idea of placing surveillance cameras on public poles, however, the City Manager must provide permission.

NOTE: Within the past few months, the board is not aware of any incidents involving University Square residents being physically injured. If a serious crime were to occur and get caught on someone's video, the Chief says that we should not distribute video within the community, since it could taint suspect identification. In those cases, the hard drive from the DVR or PC may be temporarily taken into custody.

The Chief is fine with checking on cars parked alongside the park after 8pm and issuing citations. In fact, they are already doing so. The Chief is considering asking the city for a raise in citation fines from about \$20 to about \$35. When asked about marking the corners of streets as "no-parking", the Chief stated that corners do not need to be marked, since anytime a curb is curved, it is automatically a no-parking zone.

Overall, the Chief says that community participation can help a lot. This means that University Square residents should attend the Beat meetings, City meetings and be vocal. When the city has proposals up for a vote, we must vote. The Chief encourages using the non-emergency phone line for reporting any suspicious activity. The regional volume of calls is a strong input into the assignment of EPA resources throughout the city.

NOTE: The most efficient way to report a suspicious vehicle or person that is "hanging around" excessively is to: call 321-1112 and report the suspicious behavior as a potential homeless person that may need direction to city assistance. The police are happy to stop by, identify the person(s) and see if the person(s) needs assistance.

The Chief admits that they are a little understaffed and he is petitioning the City to increase the size of the department. The Chief is also proposing a new Police building to house the EPA PD that has been in temporary structures for many years now.

The University Square Yahoo Group

If a new homeowner has moved in and wants to join, please pass onto them the following information:

Subscribe: universitysquare-subscribe@yahogroups.com

This is a forum for homeowners to share ideas and (formerly) discuss HOA related topics. It is not meant for renters. However, at the landlords discretion, information can be shared with the tenants. Periodic checks will be performed to maintain an up-to-date users' listing.