

Santa Cruz Roundtree Homeowners Association, Inc.

TOWN HALL MEETING SUMMARY

May 6, 2017 @ 1:00 P.M.

And

May 23, 2017 @ 6:00 P.M.

Roundtree Clubhouse, 201 Nobel Drive, Santa Cruz

PRESENT:

Kelly Menehan, John Curotto and Richard Egelhofer, Anderson & Company representatives Nate Summer and Janice Foley, Facilities Manager Luca Montemagni, Michael Reid the representative from Cardiff Pest Control and approximately 30 residents.

COMMUNICATION FROM BOARD MEMBERS:

The Board understands this is a complex and sensitive subject for the HOA. This is a tough topic and may raise many issues and questions. This is why we asked Mike from Cardiff Pest Control to come speak with us to explain the process and answer your questions directly. The narrative below is a summary of the answers to the questions that were asked at the two town hall meetings (See Attachment A & B – Questions & Answers).

COMMUNICATION FROM CARDIFF AND ANDERSON & CO:

The Board has made this important decision for the sake of protecting the property because there has been no termite treatment in more than 20 years. Three companies were asked to inspect the property and provide proposals, all recommended fumigation. Cardiff was chosen because of their knowledge, professionalism, and good standing in the community. Alternative treatments were closely looked at and carefully considered by the Board. Due to the extent of the damage the alternative treatments were found to be inferior to the fumigation method.

Mike Reid from Cardiff began with each meeting by explaining the fumigation process. There are three steps to the tenting process: First day - the tents are erected, second day - fumigating and on the third day - fans are brought in and the air is tested before allowing reentry. All occupants will need to sign, date, and return the Cardiff Pest Control Packet by the deadline June 16th, 2017. Cardiff Pest Controls tenting schedule and occupancy packets are both available on the Santa Cruz Round Tree website.

Anything alive or ingestible must be removed from the premises (persons, animals, plants, and food). However, frozen, refrigerated and canned food may remain in the home as long as they are in unopened glass containers or metal cans with the original manufacturer's air-tight seal intact and double bagged. 10 Nylofume bags supplied by Cardiff will be available for each household. Plants will need to be put out side away from the building. It is extremely important to remove all animals from the property, including cats. Cats get under decks and other areas in the yard and if left behind, they could die from the fumigation agent. **(See Cat Release Form in packet)**

Clothing, furniture, finishes, and paint will not be affected by the treatment. The product used does not leave a residue on dry surfaces. Electrical items such as heaters, pianos, and computers must be unplugged.

The occupant will need to vacate the unit no later than 8:00am on the scheduled first day. Cardiff will arrange for PG&E to have the gas to the entire building turned off that morning. Someone from each unit will need to be available on the 3rd day between the hours of 1 PM and 5 PM to meet with the PG&E technician in order to have their gas reconnected.

On the third day, fans will be placed in the unit to thoroughly aerate the fumigant. Once this is done, the fumigator will post a notice on the front door of each unit, indicating the time the occupant may reenter the unit. Be sure to save the notice, you will need to show it to PG&E in order for them to turn your gas back on.

The occupants will be required to leave all interior doors unlocked and opened. All keys for all interior and exterior doors are to be dropped off with Luca in the maintenance office or Anderson & Co. Occupants can either mail or drop off the keys clearly labeled with your unit number and the street abbreviation of CT or PV. **(See Key Instructions form in packet)**

The fumigation will kill all small animals, rodents, bats, and bugs in the unit. If something should die in your unit, it will cause an odor, and then attract flies and within a couple of weeks, should fade. If you suspect a dead creature in your attic or anywhere else in the unit, try to dispose of it yourself right away. Contact Cardiff while they are still on site or Luca in the maintenance office if you need assistance.

If an owner refuses to allow the treatment to be performed on their unit, all other units in that block will not be fumigated either. The Board may decide to take whatever action is necessary and within the CC&R's to protect the buildings from damage.

If a **tenant refuses to allow** the fumigation but the **owner wants it done**, the owner will be responsible to work it out with their tenant. Consult your property manager or attorney regarding owner responsibilities related to tenant placement laws and guidelines.

The HOA's insurance does not cover the cost of the treatment or any other related cost. The cost of the treatment has been paid for through the members' dues. This treatment will help prevent additional damage to the property while saving the HOA's members additional cost associated with future repairs.

The fencing on Roundtree property and around the individual units will not be tented. If you suspect termite damage in the fence around your unit, please report it to Luca in the maintenance office as soon as possible.

To be sure everyone receives a fumigation packet; one has been mailed to each owner. The owner is responsible for getting the packet to his/her tenant(s). Only the occupant of the unit will need to sign each page, date, and return the packet. Packets are also available on the Santa Cruz Roundtree website. Packets can be returned to Anderson & Co @ P.O. Box 408, Aptos, CA, 95001, dropped off at Anderson's office located at 34 Seascapes Village in Aptos or left with Luca at the Santa Cruz Round Tree Clubhouse.