

The Coral Group's mission is to provide safe, comfortable and clean housing to international students studying in our city, as well as offering opportunities to best enjoy all aspects of Santa Barbara living. Following are the rules, regulations and tips which allow us to offer safe, comfortable and clean housing:

Santa Barbara Safety

Santa Barbara is a relatively safe place. However, one very common crime is stealing bikes. Lock your bikes well and never leave them downtown overnight unless very securely locked. Please lock the front and back door of your house always. Not only do we not want strangers coming in the house, but we don't want mice either. Eww! Which leads me into the next topic...

Santa Barbara Bugs and Critters

Santa Barbara is home to a host of different bugs and critters: lots of different ants, cockroaches, possums, mice etc. Because of our drought the bugs and critters come looking inside for water. Please make sure you don't leave your door open too long, and take out your trash often. If bugs and critters smell fresh trash, they will come in droves to feast! For non toxic ways to deter bugs you can use white vinegar mixed with water in a spray bottle. You can also buy ant spray at the grocery store to spray areas where the ants are entering the apartment/ house.

Water

In California we save our water. We have had a very dry 5 years with little rain, which is great for beach weather every day, but is not good for sustainability. We need to conserve water by: -

- taking shorter showers (5-10 min maximum),
- using the laundry with full loads only,
- turning the water off when we brush teeth or wash dishes.

Thank you for taking part in saving Santa Barbara's water!

Noise

Please be respectful of others by: listening to music, radio, shows on your device with headphones, respect quiet time from 10pm - 8am, and if getting home late please be mindful of others sleeping. In downtown Santa Barbara it is the law for neighborhoods to be quiet after 10:00pm. Otherwise, neighbors have the right to call the police for noise violations. Make sure any friends over (especially when smoking outside) keep it quiet after 10pm.

Parties/drinking/smoking

There are absolutely no large parties allowed at your home. What is a large party? Having non-Coral Group people who also invite their friends. This can get out of hand very quickly. Any damage made to your housing by your friends unfortunately is your responsibility. There are plenty of parties going on in SB but your housing is not one of them. The legal age to drink is 21 years of age. Smoking is allowed only outside and cigarettes must be disposed of in water. Please do not put cigarette butts out anywhere else but in a container with water or a designated ash tray. For the safety of the other students in the home and on the properties, any students who cannot respect the no party rule will be asked to leave immediately. And yes, getting together with others from Coral Group housing is fine as long as the maximum number of people is respected and the noise level is appropriate after 10:00pm. New this semester, we do not allow non Coral Group students to attend gatherings at the properties. They are welcome during the day but are not allowed during the evenings for large gatherings. Thank you for respecting this rule in place for the safety of our community.

Guests

You are allowed 5 nights a year of guests maximum. Please make sure your housemates are ok with the extra person in the house. Because of legal and insurance issues, after 5 days guests must pay per night (maximum 7 nights total) if approved by the Student Manager Lindsay, or Olga, RA. Please let us know when your guests are arriving so we can plan for them. The Coral Group has a blow up bed and extra sheets for guests.

Food

Please do not eat others' food (seems obvious but you'd be surprised how often this can happen) and always clean up after yourself. If you don't clean up, it can cause problems, trust me. No one wants to clean up after you. *This is a very important rule.* Get into a good groove with your roomies about cleanliness. It will benefit everyone!

Mail

The mailboxes are small and so if you are expecting packages, they will be left at the front door. Make sure to know when your packages are arriving so you can be watching out for them. Sometimes the mailman will leave the packages on top of the mailboxes. You will most certainly be receiving mail for past tenants and past students. Thank you!

Smoke Detectors

If by chance you forget the toast in the toaster and it burns, your smoke detector will probably go off. It will be a loud, very annoying sound to alert you of any smoke. The best way to get it to stop is to turn on all the fans, open windows and doors and turn off whatever appliance is causing the smoke. Make sure when you are cooking you do not get distracted and walk away

from the toaster, stove and oven. Make sure when you are using the stovetop not to turn up the flame too high. **IMPORTANT:** The ovens in all apartments and cottages are gas ovens. This means the stovetop emits gas so that the flame catches fire so you can cook. **DO NOT leave the gas on without a flame.** If the gas leaks into the air, it can be fatal. We will teach you all how to turn the stove on. If you ever smell a weird gaseous smell from the stove, turn it off right away, open all windows and doors and go outside for 10 minutes. Call us at any time you feel it is an emergency. 805.637.1741

Mold

Mold appears when things are left wet for long periods of time. If you spill a glass of water on the table and it gets into a drawer that is kept closed, mold can start to appear in the wood or on your items inside the drawer. If you take a shower and afterwards do not hang the shower curtain up to dry, mold can start on the hem of the curtain. If you notice any mold at any point during your stay, please contact Mia or the property managers and we will help you. The sooner we know to clean and bleach out the mold, the better.

Cleaning/Chores

Please wash your dishes, take turns loading and unloading the dishwasher, keep your room clean, kitchen and common areas clean. The cleaner, Cony, will be at your housing twice a month to clean bathrooms, kitchens, common areas and floors only. The rest is your responsibility. I recommend everyone picking one day to clean the kitchen. I can help you make a chore chart. This way everyone is responsible to: clean the counters, take out the trash, (unload the dishwasher) and sweep the floor. Otherwise, an unbalanced cleaning schedule can cause problems among you. We want to avoid that!

Deposit

Your deposit will be returned after you: clean your room, sweep the floors, clean the bathroom, clean the kitchen, take out the trash and leave your room the way you found it. A checklist must be filled out and signed before you get your deposit back. It will take at least 5 days to get deposits so you must plan with me to get your deposit back. If your room/apartment has not been cleaned at the time of your departure, the owner reserves the right to keep the deposits for up to 21 days per the law in CA, and will return the deposits via bank transfer at a cost of \$45.

Emergencies

Call 911 if you have a medical emergency. Always call me at 805-637-1741 for emergencies. Sundays are my days off. If you have a question that can wait until Monday, please wait to text or call, unless you have an emergency, and then I expect you to contact me at any time on

Sunday. Olga is your RA so please ask her for information regarding house issues. Lindsay, Student Manager, is available as well at 805-570-5077.

Property Issues

Please contact Olga for all property issues for example: toilet issues, broken apartment items, stove/heater/fan doesn't work etc. Or send a message to Mia via email or text.

Wifi

Please be mindful of using too many devices at once which will slow down bandwidth for other students online. Downloading illegal material from the internet will result in COX, our internet provider, shutting down the Wifi for everyone. Please do not download movies, music or any other material illegally. Any questions about the wifi please contact Olga.

Rents

Rent is due on the 1st of each month. **There is a late fee of \$25 per day for rents that are past due.**

Rents in cash or by check are due to Mia at my office at 1233 Bath Street, Santa Barbara, CA 93101. Please coordinate with me if you will not be bringing your rent on the 1st of the month. You may also pay rent online by credit card or bank transfer if you have an American bank account. [Rentmoola](#) is the easiest and best way to pay rent, however, they do charge a fee for credit cards. [Transferwise](#) is also a great option for money transfers.

House Supplies

You will need to buy the following together: dish soap, sponges, paper towels, trash bags, toilet paper, ink for the printer and paper for the printer.

Trash

Taking out the trash every day or at least every other day is recommended to avoid ants, mice and other bugs. California has many bugs! The best ways to avoid them is to keep your area clean. Please use one trash bin for recycle (plastic, aluminum, glass, paper) and the other for trash (food, soft plastic, bottle caps etc). Please put your trash INSIDE the bins in the trash area and not on top of the bins or on the ground. Otherwise, we'll get rats, mice, possums, raccoons and other critters.

Sharing Space Together

Sharing space with new friends from other cultures can be a great experience and can be challenging as well. Please be respectful and accepting of the people with whom you live. There will be some things you need to let go and others that require communicating together. Make sure to take care of any issues early so they don't get out of control. If you ever need my assistance, please let me know. I am always happy to help communicate.

Grocery Shopping

This semester we will be offering a van on Mondays for grocery shopping. This service is free for students. Sign ups are on Facebook so you must like 'The Coral Group - Housing for International Students in Santa Barbara' to stay in the loop. Please comment as early as you can so we can organize the pick ups. We will be going to Grocery Outlet and Trader Joe's on De la Vina Street.

Resident Assistant is Olga: 805-617-5578

Student Manager is Lindsay: 805-570-5077

Dreams

Many of you, if not most, have had dreams of coming to Santa Barbara to study. And you are now here! Make most of your time here, take advantage of all the opportunities set before you, stay focused on what is important and always communicate when issues come up. We are a team and must work together always through the good, the bad and the awesome!

Thank you! Please let me know if you have any questions about any of these rules and regulations. The property owners, property managers, resident assistants, Crystal, Lindsay, Cony and I are happy you are here and hope you enjoy Santa Barbara to the fullest. :)

Cheers!