



Restroom Code 0671*

Operations Manual

Updated 4-21-2024 V-10

WIFI Name: **Eucalyptus**
WIFI Password : **EAB@Beaumont2022!**

Eucalyptus at Beaumont
Operations Manual

Welcome to your new home at Eucalyptus at Beaumont. We have built this project with your recreational vehicle needs in mind. This document will guide you through the general operation of your garage, and of the property in general. It is not complicated, but there are many facets to this project that we will make clear here.

Unit features:

Each unit has its own electrical supply that can be upgraded to most any electrical requirements. You are provided with one 30 AMP RV style plug, and one 20AMP standard household outlet that is ground fault protected. You also have two, two lamp florescent fixtures located mid-way up on one wall in your unit.

In an extreme emergency, you can call management to have the door opened remotely. The number to call is **951-367-0487**. This all depends on when you call, and if management can get to the remote console to activate the opening of your door. Your last resort is to use the emergency key.

THIS IS ONLY TO BE USED AS AN ABSOLUTE LAST RESORT!

When opening the door with the emergency key, the alarm will go off. Before using the emergency key, call management at 951-367-0487 and tell them you are going to open the door so they can call the alarm company to notify them there will be a false alarm.

To use the emergency key takes two people to operate. Insert the key in the keyhole mounted near the center of the door. Turn the key until the cylinder pops out far enough to grab hold of it. Once the cylinder is released, there is a cable attached to it. Gently pull the cable to release the door, while **AT THE SAME TIME**, lifting the door from the bottom. (This is where the two people come in handy).

To re-engage the door, simply roll the door back down and you will hear a “click” as the door re-engages with the carriage mechanism.

In-Garage WIFI

As of mid-April, 2024, we have installed WIFI in every garage.

Network – **Eucalyptus**

Password - **EAB@Beaumont2022!**

The installation is a great success, and our clients are enjoying using it. You can add Ring cameras and MyQ apps (If you have upgraded your garage door opener to the most recent version). See our website at <https://www.rvstorage.biz/vendors.html> for more detailed information.

Electrical:

There are four breakers in each panel in each garage, with room for expansion for your electrical demands. 50 Amp is an easy upgrade.

Each garage’s electrical use is metered by our own meter so you are only charged for the power used. You will be provided with a “meter” sign up form in the very near future. This is where we gather your billing information and contact information. The electrical meters are owned by the HOA, not SCE.

Door Alarms: *(Soon to be replaced by the MyQ app)*

As mentioned earlier, each garage has its own alarm system, monitored 24 x 7. The system is entirely automatic without individual key pads or codes required to turn the system on and off. All that is required is the press of a button from the 4 button remote opener, or the use of your secret access code provided in your owners package.

4 Button Door Opener: *(Soon to be replaced)*



As shown above, the four button operator offers three functions. The gates will open automatically as you leave (as required by law), via a safety loop.

The small button on the left will open the east gate (left gate as you face the project)

The small button on the right (RED) will open the gates on the west side (right side as you face the project).

The larger button (top right) is used to open and close the door to your garage.

This serves several functions. Upon entry, the alarm is turned off in your unit. It also opens the door, and third it will turn on the lights in your unit.

The medium size button (top left) is not currently used.

Contact management for additional openers.

How the Alarm System Functions:

We have the first security system of its kind in the US. Knowing that navigating a large RV or a boat requires your full attention, the last thing you need to have to think about is the alarm code for your garage. Therefore we have integrated your alarm code into your remote control for your garage. While this is very convenient, it does come with some cautions.

First of all, the **only** way to disarm your alarm is by using the **remote control**, or the personal code entered into any one of the 8 keypads located throughout the project. It is the code preceded with a * and ending with the # sign.

While you can open and close your door internally (from inside your garage) using the “doorbell” device in every unit, **you should know that opening your garage from the inside (using the doorbell switch) will set off the alarm**. Closing the door with the doorbell button will close the door and the alarm will reset within two minutes of your door closing.

While this seems a bit troublesome, you have to understand that if someone were to get into your garage, maybe by cutting through the door (very unlikely) if they used that same “doorbell” button to open your garage without the alarm interfacing with that doorbell button, they could simply drive off with your vehicle(s). This is the only way that we can be assured of complete security in your project.

To avoid setting off the alarm, use **only** the remote control and / or your personal code. **Closing the door while you are still inside can cause a problem, as the remote controls may not be able to transmit through the door. If you find yourself in this situation, hold the remote control near the crack on either side of the door and**

press the large button. This normally will get the signal outside of the door. Other than that, as a last resort, use the doorbell button inside your unit to open the door. The alarm will go off. Simply use your remote to close the door within one minute and the alarm will shut off.

E-Mail Notification of Door Opening / Alarms *(Soon to be replaced by the MyQ app)*

If you have enrolled with this service through management, we can set up the door alarm system to e-mail you anytime your door is opened or an alarm condition arises. Further, if for some reason your door is left open, you will also receive an e-mail telling you your door is open. There is no additional charge for this. All you have to do is contact management to enroll in this service.

General use:

When arriving at the facility, use your remote control to open the entrance gates in the project. The system computer then logs you into the facility. Once you are in front of your garage door, point your opener in the general direction of the keypads (also remote receivers), not at the door itself. We do not use the garage door operators receiver, only the alarm systems receivers (on the keypads) to open the door, hence the alarm system integration. This will take a little getting used to. There will be a 5 second delay for the door to open. Do not be alarmed. This is normal.

Keypads: *(Soon to be replaced by individual door keypads)*



We have 8 keypads located throughout the project. Each keypad will allow you access using your personal code. The keypads located next to the entrance gates will open the gates for you, but not your garage. Once inside the gates, (see map on the last page of this manual), to find the keypad nearest your garage, and enter your code to open your door. This will also turn the door alarm off. Once you are finished with your garage, go to the keypad again, enter your code, and the door will close, and the alarm will once again be set. **Your personal code must have the * pressed first, your code number, followed by the # sign.**

Garage Door Operation:

The garage doors have several features built into them. One is the button located on the wall in each garage. This button will open and close your unit without the use of a keypad or your remote, however, it will NOT set the alarm system when closing the door. You must use either your remote control or your personal code at the keypads located around the project

There is also a light beam at the bottom of each door that serves to protect occupants if there is anything in the way of the door while it is closing. Unfortunately, this could include a leaf, bug, or simply dirt on the lens of the light beam.

If your door tries to close and instantly reverses, and the light on the opener near the roof is blinking, it is most likely due to dirt or the alignment of the door beams. To solve this problem, first wipe any dirt from the lens of each beam, located at the bottom of each door on the right and left. Look for a small green LED light on each of the beam fixtures. If the light is blinking, then the beam is not aligned. To solve this all you have to do is re-align the beams until the light is solid. Generally, simply push the brackets holding the light fixtures until the light stays a constant green. Then your door will close.

Make certain when leaving your garage you watch to make certain your door closes. The door can reverse at any time due to something as simple as a leaf blowing by the light beams. If you do forget to close your door, you will be sent an e-mail from our alarm system that your door has been left open. (This e-mail will be sent at midnight when all the alarms for the entire project are automatically reset).

Clubhouse:

The clubhouse is there for your use. We have fiber optic WIFI internet available with 100 megabit download speeds.

WIFI Name: **Eucalyptus**

WIFI Password : **EAB@Beaumont2022!**

Clubhouse Access:

Access to the clubhouse is through five access points.

1. Front entrance glass doors
2. Side entrance glass doors
3. Wooden doors on the each side of the clubhouse interior.

4. Through the laundry
5. Through the interior hallway doors next to the restroom.
6. Access to clubhouse is restricted to owners only

Restrooms:**Access Code: 0671***

On each wing of the clubhouse facility, there are men's and women's restrooms and showers. All of the restrooms are ADA equipped. There is also a shower in each restroom for your use. Alternate access to the clubhouse is through the side doors in the hallway. These doors will always be locked.

Laundry:

On the west wing of the clubhouse is our full laundry facility. You are free to use these facilities, but please keep the area clean and the dryers lint traps clean before and after each use.

Dump Stations:

The sanitary dump stations are located in the middle of the project. They are connected to the city sewer system, so there are no septic issues. Please clean up any spillage that occurs so we can keep that area as pristine as possible. The water spigots next to the dump stations are marked NON-POTABLE water. In other words, do not use these spigots to fill your water tanks or drink that water due to the possibility of waste contamination on the spigots located at the dump stations. The water is sanitary, but the spigots may not be. The other spigots located away from the dump stations are sanitary and available for general use.

Wash Area:

The wash area is located in the same area as the dump stations. Inside the double doors, are the wash supplies, hoses, pressure

Washer. Use them as you see fit, but please return them after each use.

Keys:

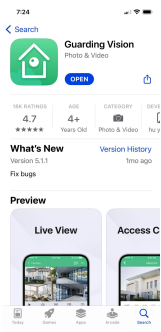
We no longer issue keys for tenant use. All access to the bathrooms and showers are by a generic code, entered at the side glass doors on either side of the clubhouse. The access code is 0671* (our address with a leading zero, followed by the * sign.) New owners should contact management on the following pages for new keys to the clubhouse.

Security cameras:

We have 20 security cameras located throughout the project, and one in the clubhouse. They record all activity 7 days a week, 24 hours a day. The activity is saved on video for a period of approximately two months.

Smart Phone Camera Set Up Android and Apple

Go to the “App Store” or “Market” and search and download “Guarding Vision”



Login:

Eucalyptusstorage@gmail.com

Password:

Premier123

Encrypted Key:

12345678

Eucalyptus at Beaumont Storage Condominiums Tenant Rules

- **Human or pet habitation is not allowed at anytime and anywhere within the Storage Facility.**
- **Opening door from inside your unit will set off alarm.**
- Only use provided keypads for door opening and closing.
- No unattended parking anywhere inside the Storage Facility.
- Laundry within the Storage Facility is available only to owners.
- Clubhouse is available only to owners.
- Water is not allowed inside any unit (Sweeping only. No interior washing as water will intrude into neighboring units).
- Pets must be on a leash at all times.
- No activity, including but not limited to painting, that creates nuisance dust is allowed.
- No alteration of any electrical components is allowed.

- No alteration of the interior of any unit is allowed.
- Noise levels must be kept to a minimum. Revving engines, loud music etc.
- Tenants must accompany guests at all times.
- Wash area must be left in clean condition. No mud removal, grease removal, or engine cleaning is allowed anywhere within the Storage Facility.
- Limit trash disposal so not to overwhelm the dumpsters leaving room for the next person
- Business use of any unit is not allowed within the Storage Facility. Storage of items ancillary to a business is allowed.
- No welding of any kind including but not limited to arc-welding, TIG welding, MIG welding, oxy-acetylene welding is allowed anywhere within the Storage Facility.
- Storage of any hazardous material. Tires, Gasoline, Diesel, Propane, Butane, Thinners, Solvents, or any flammable or hazardous material is strictly prohibited unless part of vehicle being stored. **There are other rules and limitations governed by the CC&R's. Please request copy for review.**

Contact Information

Sales and Rentals:

Ted Deits

Builder and Developer of Eucalyptus at Beaumont

P: 714-928-0527

E-mail: ted@monstoregarages.com

Garages shown 7 days a week, by appointment only

Ted Deits

Cal BRE #02016837

W.H. Brown Inc.

714-928-0527

Property Management

Property Manager:
Dale Beaver

Email – Dale Beaver - dale@fcpm1.com
Direct phone - 951-367-0487
General phone - 951-367-0487
Maintenance Requests - 951-777-0820

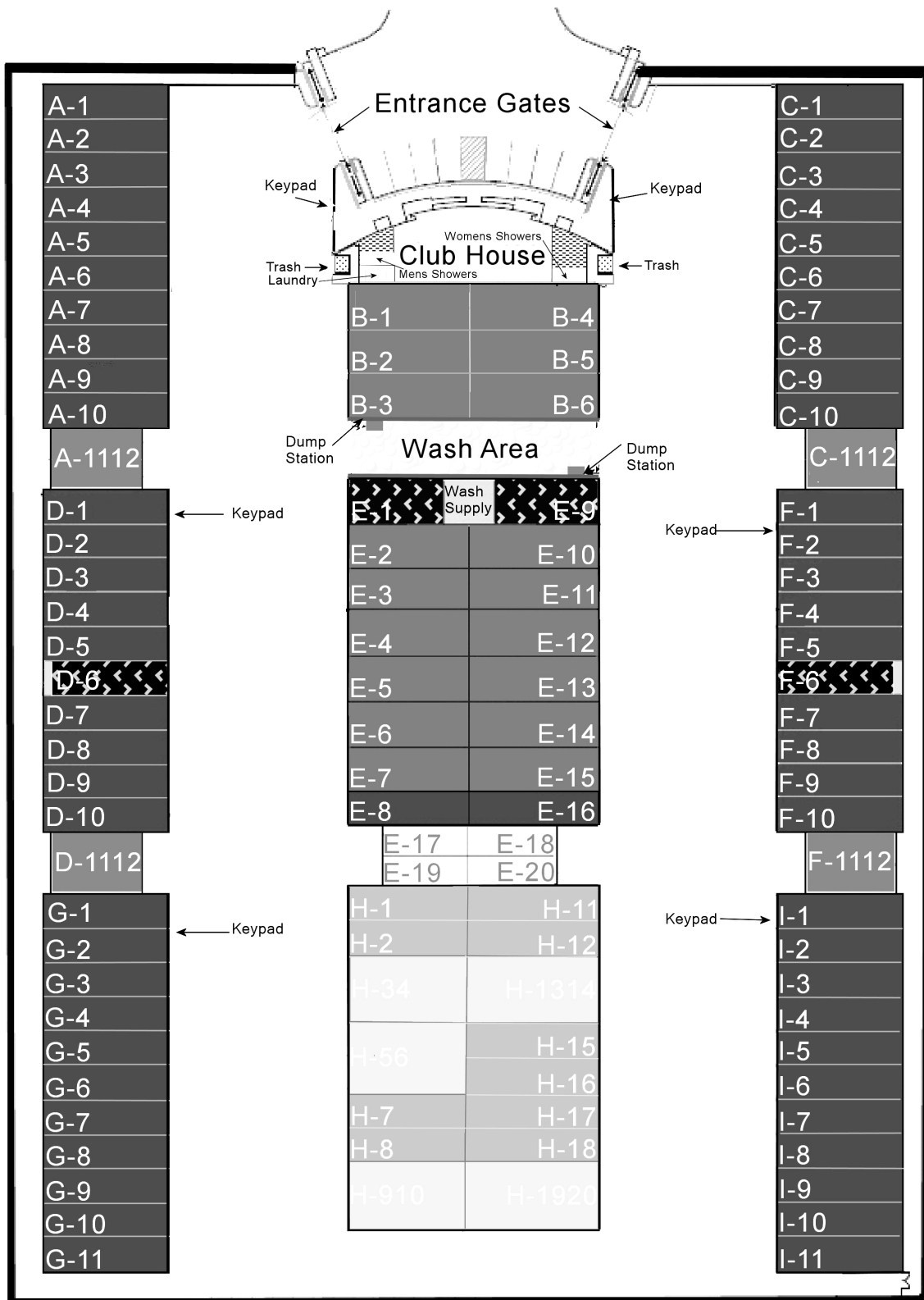
Emergency phone - 951-777-0820

Billing:
Alissa Biggs
Operations / Finance Manager

Email – accounting@fcpm1.com

Phone - 951-367-0487
Fax - 866-649-4737

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4804 Arlington Ave, Suite A
Riverside, CA 92504
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Locations on site plan subject to change