



**ANNUAL MEETING REMINDER**

The Annual Meeting of the Association will be held:

**TUESDAY – DECEMBER 6, 2016**

**6:30 P.M.**

**HUMANITIES & SOCIAL  
SCIENCE BUILDING – ROOM 4020  
HSSB 4020  
UCSB - SANTA BARBARA, CA**

A formal notice was included with last month's newsletter enclosed. **PLEASE COMPLETE AND RETURN THE PROXY AT THE BOTTOM OF THE MEETING NOTICE EVEN IF YOU WILL ATTEND THE MEETING.** If you do attend, the proxy will be returned to you.

You may also email your signed proxy to:

DaveR@Bartlein.com

At the annual meeting, homeowners will hear from candidates for the HOA board and hear reports on important financial and other aspects of West Campus Point as a community and its financial situation.

The annual meeting is an opportunity to meet new neighbors and reconnect with existing residents.

In order to conduct business, we need a quorum, which is 22 households. It is important that you either attend in person or assign your unit's proxy to another homeowner as a signed document or send your proxy to the management company. You can designate a proxy other than the default when you send it to the management company.

## **BOARD ELECTIONS**

There are five positions on the board. All officers are elected for a one-year term. If there are more nominees than the five board seats, there will be an election conducted by secret ballot to the homeowners and the current officers will remain in place until the election.

Candidates for the board can make a statement about the connection to the university and to WCP (faculty member, faculty partner), how long the candidate has lived at WCP, service at WCP and/or the university, and their vision for WCP while serving in the coming year on the board.

## **REPORTS TO THE MEMBERSHIP BY OFFICERS AND COMMITTEES**

Homeowners will receive written reports from officers, the Architectural Review Board representatives for WCP, and standing committees of the board, such as the Landscape Maintenance Committee and the Landscape Redesign Committee. Homeowners can ask questions of members of the board and of the committees at the meeting.

## **2017 BUDGET ENCLOSED**

Under State Law the Board of Directors is responsible for preparing and distributing the Association's budget. Enclosed please find your budget for the 2017 fiscal year. Per State Law it must be sent to you prior to the beginning of the Association's fiscal year. The 2016 actual amounts are "projected." At the end of the fiscal year those amounts will be adjusted to reflect the "actual" amounts and a new copy of the budget will be sent to you.

The 2017 budget has only a small increase in the basic HOA dues next year, going from \$500 to \$504; however, homeowners will see increases in their monthly HOA statement, due to the increase in potable water fees (based on actual usage per household), and reclaimed water fees, (billed to the HOA as a single figure by the Goleta Water District and divided by 65 and billed to each unit). These two are billed as separate items on the monthly statement for each unit. The board also voted to begin billing the water meter fees directly to the homeowner.

The budget has been spared a significant increase in HOA fees because of an addition to the revenue column. This is the 100% rebate of the sewer hookup fee collected from homeowners when it was anticipated that we would be included in the Goleta West Sanitary District. Now that this specific money has been rebated, there will be no more from that source. Homeowners should be aware that this is a finite and short term fix to keep HOA fees at a stable rate for 2017.

Homeowners should also review the items on subsequent pages of the budget, which are the reserve funds that the association sets aside for planned expenses. These categories and dates for using the funds are estimates based on a reserve study prepared every three years by the

HOA with a professional planner with expertise in reserve studies. The figures used for the reserve study were given to the professional planner by our management company.

**2017-2019 HOA RESERVE STUDY WAS COMPLETED**

The reserve study for WCP's financial planning was done with J.D. Brooks and the Reserve Study Committee, with Tess Cruz (former HOA president), Harold Marcuse (long time WCP resident and former board member) and Anna Spickard (current board member). There will be a separate report from this committee.

**BOARD MEETING SCHEDULED**

The next meeting of the Board of Directors will be held on Tuesday December 6th immediately following the Annual Meeting. Candidates elected to the board will elect the officers (President, Vice President, Secretary, Treasurer, At-large). If there is a contested election, the existing board will continue in office and meet briefly following the annual meeting. All homeowners are welcome to attend this meeting.

**IN PREVIOUS WCP NEWSLETTERS**

**PLEASE STAY OUT OF THE TREES**

Though inviting, climbing on and in the trees around the association is dangerous. The majority of the trees are soft wood and their limbs will easily break under undue weight.

However, there is also a very serious health issue with animals (especially raccoons) climbing into the trees and using the crotches in the trees to defecate. Animal feces and especially raccoon feces is a very serious health hazard.

Please do not allow anyone - guests, children, unknown visitors, etc. to climb on any of the trees at any time. If you see someone in a tree, please say something. Thank you.

**MEETING MINUTES INCLUDED**

Included with this newsletter please find copies of the September 16<sup>th</sup>, October 14 & October 24<sup>th</sup> Board meeting minutes for your review and files.

**KEEP SIDEWALKS CLEAR OF OBSTRUCTIONS AND REPORT TRIP HAZARDS**

Please make sure your fireplace and carport strip plantings that you have opted to maintain do not obstruct the sidewalks. Remove trip hazards, such as toys, hoses, and plant pots. In the common area, the volley ball net should not impede safe sidewalk use.

If a sidewalk is cracked and is a trip hazard, please report it to property manager Dave Russo.

### **WCP WEBSITE**

The website is a useful resource for residents.

<http://westcampuspoint.net>

### **LANDSCAPE WALK REMINDER**

Regular landscape walks with MGM Landscaping are generally scheduled for the 2nd Tuesday of each month at 10:30 am. Meet at the SW corner of Palm Plaza. Walks last 60-90 minutes.

Regular Tierra Verde Tree Service walks are scheduled for the third Thursday of each month at 11:00 am. Meet at the SW corner of Palm Plaza. 60-90 minutes.

All are welcome to join the landscape walks, but the committee has specific areas it will inspect. If you would like a specific area looked at, please contact Dave Russo in advance.

DaveR@Bartlein.com.

### **PLEASE REPORT ANY IRRIGATION CONCERNS**

If you have any concerns regarding the landscape irrigation or plantings please take a minute to let Bartlein & Company know. Please call Dave Russo 569-1121 ext. 250 or email DaveR@Bartlein.com with any concerns.

### **KEEP DOGS ON LEASH AND CLEAN UP THEIR POOP**

Dogs should be kept on leash outside at WCP at all times. The nature preserve between WCP and the ocean prohibits dogs being off-leash or their poop left in place. Do not allow your dogs to damage common area plantings

### **PARKING REMINDER**

Please do not park a vehicle around the center tree planters. If you have workmen at your unit, please tell them not to park there either. The combination of cars parked in front of a garage or carport and then also next to the center planter will create a serious problem for emergency vehicles, as well as increasing the possibility of accidents for both residents and visitors.

### **MAINTENANCE ISSUES AT INDIVIDUAL UNITS**

If you need help or recommendation regarding work at your individual unit please feel free to contact Dave Russo at Bartlein & Company during normal business hours. Please do not contact Board members about maintenance issues at your unit or wait to go to the homeowner forum at regular board meetings. Feel free to post a request for suggestions for vendors on the WCP community list.

### **POOL SAFETY REGULATIONS**

Children under the age of 14 (fourteen), may NOT use the pool or jacuzzi unsupervised. If one adult is supervising several children, that adult must be with all of those under 14 at all times, either all in the pool or all in the hot tub, but not split. For safety's sake, please remind your guests of these rules regarding their children.

### **HOT WATER TANKS**

You may want to consider purchasing and installing water sensor alarms near your water heater. The sensor will

sound an alarm when water is present and is smaller than a standard smoke detector. Also consider a “smitty pan” for underneath your hot water tank. You are encouraged to check your condo owners’ insurance to make sure your coverage is adequate to your needs.

If you are away for a period of time, you may want to consider turning your water off to the tank or to the whole unit, or have someone check your home periodically for water tank leaks. Also, look for signs of water heater failure, most generally rust along the base of the heater or water at the base of the tank.

### **ASSOCIATION FEE PAYMENTS**

You may want to consider having your association fees paid automatically from your checking account. If you are interested in this free service, please call Bartlein & Company, Inc. at 569-1121 or at DaveR@Bartlein.com.

### **WCP SAFETY AND EMERGENCY PREPAREDNESS**

#### **Life threatening emergency – call 911**

Note that cell phones calls are sometimes routed through distant locations and do not necessarily give the emergency responders your location

### **MEETING ETIQUETTE**

The Board meets regularly and all owners are welcome. In order to be

efficient, the Board has allotted a slot for owners to speak for a few minutes at the beginning of the meeting. This way, owners do not have to stay for the whole meeting. At that time, owners may address the Board with their concerns. Once this part of the meeting is over, the Board will proceed with its agenda and only board members are allowed to speak. Non-board members may only do so when invited.

### **SAFETY ISSUES AT WCP**

Close and Lock! Residents are reminded to lock their cars and unit doors. There have been break-ins and thefts at WCP by people simply trying locks. Although we are generally a safe community, we need to be aware that unlocked cars and unlocked unit doors, as well as open garage doors can be an invitation to theft.

You may want to consider installing a peep hole in your front gate. It is a good idea if someone rings your doorbell to ascertain who is there.

### **BACK ISSUES OF THE WCP NEWSLETTER**

New homeowners might want to consult back issues of the newsletter to get a better idea of ongoing issues at WCP. These can be found on the WCP website.

<http://westcampuspoint.net/newsletters>

### **24 Hour UCSB Police Line –**

**805-893-3446 (non-emergency)** Don’t hesitate to call the police if you see or have experienced suspicious activity,

such as car break-ins, intrusions into our pool and spa after hours, people rifling through our recycle bins. **See something, say something.**

**24 Hour WCP Emergency Line – Bartlein & Co.** 805-569-1121. The person on-call will attend to the emergency.

### **Reverse 911 registration.**

You can register with the Santa Barbara Sheriff Department:  
<http://www.sbsheriff.org/reverse911a.html>

**Power outages. Remember that no toilets should be flushed nor any water allowed down the drains during a power outage!**

### **Gas leaks - IMMEDIATELY**

EVACUATE the area, and from a safe location, call SoCal Gas at 1-800-427-2200 24 hours a day, seven days a week. You can schedule an appointment with the Gas Company to inspect your gas appliances.

**Gas turnoff in an emergency,** such as an earthquake. Know how to turn off the gas meter, located at the side of your chimney. There are wrenches in each cluster's electricity/phone kiosk for this purpose if you do not have your own.

## **West Campus Point List of Officers and Committees**

### **HOA board**

Term beginning December 8, 2015

- Dorothy Gonzalez, President
- Kary O'Brien, 1st Vice President

- Sarah Cline, 2nd Vice President;
- Allison Moehlis, Secretary
- Anna Spickard, Treasurer

### **Management Company**

Bartlein & Company, Inc., Dave Russo, property manager  
[DaveR@bartlein.com](mailto:DaveR@bartlein.com)  
(805) 569-1121 ext 250

### **Architectural Review Board representatives**

- Cynthia Kaplan (WCP)  
Tess Cruz (WCP)
- University members: Dennis Whelan, Ed Smittgen, one university position currently vacant. Coordinator for the board, Rosemary Peterson; assistant, Blake Cardoza

### **Capital Improvements Committee**

Cynthia Kaplan, Kate Metropolis

### **Leak Remediation Loan Repayment Committee**

Harold Marcuse, Gail Humphreys

### **Solar Committee**

Cathy Weinberger

### **Landscape Maintenance**

Dorothy Gonzalez  
Sarah Cline

### **Landscape Redesign Committee**

Dominique Jullien, chair; Paul Spickard, Shane Jimerson, Gail Humphreys

### **Tree Committee**

Dominique Jullien, Paul Spickard, Sarah Cline

**Financial Reserve Study Committee**

Tess Cruz, chair; Harold Marcuse, Anna Spickard

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