



West Campus Point Association

~~ Newsletter – October 20, 2016 ~~

ANNUAL MEETING SCHEDULED

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 is 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

NEXT BOARD MEETING

The next meeting of the Board of Directors will be held on Monday, October 24th 11:30 am in the conference room at Bartlein & Company, Inc. – 3944 State Street 2nd Floor.

NOVEMBER BOARD MEETING

The November meeting of the Board of Directors will be held on Monday, November 14th 6:30 pm - 8:30 pm at WCP 978. All interested owners are welcome to attend.

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.

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.

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.

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.

FREQUENTLY ASKED QUESTION GUIDE PREPARED TO HELP OWNERS

The Association has prepared a FAQ guide for current and new WCP owners. A copy was included with last month's newsletter for your files. The FAQ contains an abundance of helpful information which you may find helpful if any questions arise.

WEST CAMPUS ISSUES UPDATE East Gate Update

The east side entry bollards will be replaced by a single-hinge metal gate.

A brief review of the history and issues regarding the gate can be found in the most recent newsletters.

At this time an application has been submitted to the ARB.

Items in previous WCP Newsletters:

WCP WEBSITE

The website is a useful resource for residents.

<http://westcampuspoint.net>

LANDSCAPE WALK REMINDER

Regular landscape walks with MGM Landscaping is 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.

DO YOU HAVE ANY LANDSCAPE QUESTIONS OR REQUESTS?

Please do NOT speak to the MGM landscape crew or contact directly the business owner, Miguel Gutiérrez, about special requests.

If you have landscape issues you want to bring to the board's attention, contact Dave Russo, who will convey the request to the landscape site supervisors.

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 EXPLAINED

As you know, the Board has regular meetings 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. During this part of the meeting, 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
(805) 569-1121 ext 250

Architectural Review Board representatives

- Cynthia Kaplan (WCP)
Tess Cruz (WCP)
- University members: Dennis Whelan, Chuck Haines, Jack Wolever. 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

Prepared by: **Bartlein & Company, Inc.**

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