



West Campus Point Association

~~ Newsletter – January 19, 2017 ~~

NEW PROPERTY MANAGEMENT

Bartlein & Company, Inc submitted its resignation as Property Manager on January 6th. The Board is carefully reviewing proposals for a new Property Management Company and looks forward to sharing their selection with homeowners in early February. Bartlein & Company, Inc. will serve as Property Manager until February 28.

We understand many of you use the automatic payment plan to pay your association dues. We will inform you of how to get this set up with the new Property Management Company in early February.

Thanks to Dave Russo and Bartlein & Co. for serving as our Property Management Company. We are especially appreciative for their assistance with the transition to our new Property Management Company.

EXECUTIVE SESSIONS

SCHEDULED

The Board of Directors will meet in **executive sessions** at WCP-928 to review Property Management Company proposals/contracts.

The meetings listed below will be in Executive Sessions for Board members only:

Friday – January 20, 2017

9:00 am – 10:00 am

Tuesday – January 24, 2017

10:30 am – 12:00 noon

Thursday – January 26, 2017

9:30 am – 11:00 am

Friday – January 27, 2017

9:00 am – 11:00 am

Included with this newsletter please find a copy of the above meeting agendas.

BOARD MEETING SCHEDULED

The next Board of Directors meeting is Sunday, February 5, WCP-922 at 4:00 pm.

All interested homeowners are welcome to attend.

BOARD MEETING MINUTES INCLUDED

Included with this newsletter please find the November 14 & November 19 Board meetings minutes. Also the draft of the December 6th annual meeting minutes for your review.

New Landscape Company

The Board is pleased to announce we have chosen Enviroscaping as our new Landscape Maintenance Company starting March 1. Enviroscaping is a locally-owned, business serving the Goleta area since 2001. Lalo Mora, President, grew up on an avocado ranch a few miles from West Campus Point, and has spent past 25 years doing landscape work in Santa Barbara County. Some of you may know him: he was involved in the installation of our recycled water irrigation system many years ago. Enviroscaping was first recommended by staff at the Goleta Water District during discussions of ways to be more water-wise. Lalo and his team are experts on WeatherTRAK, the controllers we have that automatically adjust irrigation as daily weather changes. We are excited to work with Lalo to

effectively use WeatherTRAK to reduce recycled water costs.

Thanks to members of the Landscape Maintenance Company Proposal Ad-hoc Committee for carefully reviewing proposals from seven landscape maintenance companies and recommending Enviroscaping. You can learn more about Enviroscaping by visiting their web site,

www.enviroscaping.net.

Please feel free to contact Kary O'Brien, Board President at kobrien.research@gmail.com, with any questions.

Items in previous WCP Newsletters:

WCP WEBSITE

The website is a useful resource for residents.

<http://westcampuspoint.net>

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.

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.

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.

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.

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.

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.

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.

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.

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

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 6, 2016

- Kary O'Brien, President
- Deborah Fygenon, Vice President
- Casey Walsh, Secretary
- Anna Spickard, Treasurer
- Inga Bjornsdottir, At Large

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, Ed Smittgen. 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 & Redesign Committee

Kary O'Brien, Chair; Inga Bjornsdottir, Gail Humphreys, Dominique Jullien, Dorothy Gonzalez, Julie Rodgers and Paul Spickard.

Tree Committee

Dominique Jullien, Paul Spickard, Sarah Cline

Financial Reserve Study Committee

Tess Cruz, chair; Harold Marcuse, Anna Spickard

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

and edited by Kary O'Brien

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& Company, Inc.