



West Campus Point Homeowner's Association

~~Newsletter~~

February 17, 2015

FINANCIAL STATEMENT AVAILABLE

The association's 2014 financial statement is now complete. If you would like a copy please contact Dave Russo at daver@bartlein.com and a copy will be forwarded to you.

STATE LAW REQUIRES CARBON MONOXIDE DETECTORS

Under California law, every residential unit must have "carbon monoxide detectors" installed. In addition, they must be replaced regularly as they have a life of only 5 to 7 years. Combination units which include both smoke and carbon monoxide detectors are also available.

Although the specific requirements are somewhat vague, it appears that a carbon monoxide detector is required in all the same locations as smoke detectors. In a two bedroom unit, at least three detectors are required - one in each bedroom and one outside the bedrooms.

CHECKUP ON INSURANCE ENCOURAGED

From time to time, your insurance needs may change. It might be a good idea to discuss your current insurance coverage with your insurance agent. Even though the Association has earthquake insurance, you may want to discuss with your agent about "loss assessment" insurance in case of a catastrophic event. You should also have insurance for personal items and liability inside your unit.

ARE THE EXTERIOR LIGHTS WORKING?

The exterior lights are designed to go on around dusk and remain on through the night. If you notice any lights that are not working, or flickering (indicating they are about to go out) please call Bartlein & Company during normal business hours to report the problem. With your call someone will then replace the affected lights. Thank you.

LAW REGARDING MEETINGS & AGENDA

Per State Law (SB 528) only items on the meeting agenda can be decided by the Board at that meeting. If an item is not on the agenda, the new law prohibits the Board from taking action on that item except in certain situations. In other words, if an owner attends a Board meeting unannounced and would like the Board to deal with his/her request, the Board can still listen and *briefly* discuss the situation. However, the Board cannot make a decision until the next scheduled Board meeting after the item has been put on the agenda.

Therefore, if you would like to have an item put on the Board meeting agenda, please email, fax, or mail your request to the Association at least 10 days prior to the meeting date. Thank you.

COILED WATER HOSES PREVENT ACCIDENTS

Please coil and place your garden hoses away from sidewalks and walkways in the common areas outside your home. Hoses left out create a trip hazard, especially at night. Thank you.

STORAGE OF PERSONAL ITEMS

It is strongly advised that you not store valuables (books, documents, and the like) on the floor of the garage ... nor should you store valuables in your utility room on the floor where they might get damaged in the event of a leak in a gas or solar tank." (WCP archives. Newsletter

2002) This is as true today as thirteen years ago. Homeowners are also cautioned that there should be no storage of flammables in the utility room.

ASSOCIATION WEBPAGE

West Campus Point maintains a website for all homeowners at

www.westcampuspoint.net

All West Campus residents are able to review important documents related to the Association, including the CC&R's.

BOARD MEETING SCHEDULED

The next meeting of the Board of Directors will be held on Monday March 2, 2015 7:00 PM - 9:00 PM at the home of Sarah Cline 914 West Campus Lane. All interested owners are welcome to attend.

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