



West Campus Point Homeowner's Association

~~Newsletter~~

March 9, 2015

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, at the Association's webpage.

LIMITATIONS ON LEASING

Article XII, section 7, c of the WCP CC&R's reads, in part, "No Owner shall enter any lease or rental agreement which shall have a term longer than 12 months or which, when added to the term of any prior lease or rental agreement, would result in the occupancy of a Residence by tenants for more than 13 months within the preceding twenty-four (24) months without prior written consent of the Declarant, provided, however, that if such lease shall be entered in conjunction with an academic leave approved by the Chancellor of the University of California, Santa Barbara, the occupancy of the Residential Lot by

tenants may extend to the duration of such leave.

COPY OF RENTAL AGREEMENT IS REQUIRED

One of the conditions in leasing a condominium requires that a copy of the rental agreement be provided to the association. If you have a tenant living in your condominium please forward a copy of the rental agreement to Bartlein & Company, Inc. for the association's files. You may email a copy to DaveR@Bartlein.com.

CARPORT LATTICE AREA PLANTINGS TO BE INSTALLED

The final phase of the carport lattice replacement project includes new plantings. Tierra Verde Tree expects the new plants to be delivered this week and will begin planting by the end of the week. Those homeowners who requested consultation with Tierra Verde should have been contacted by Tierra Verde and those plants included with the plant order.

IMPORTANT REMINDER – FIRE PLACE STRIP AND CARPORT STRIP HOMEOWNER MAINTENANCE

Homeowners who have opted to plant in front of their unit by the chimney are reminded about the restrictions on planting which were approved by the Architectural Review Board.

Here is message sent to WCP homeowners in April 2002.

“Residential Planting Areas

In general, residents may not plant on the common property. The land outside each unit is owned by the University and maintained by the Home Owners’ Association, which hires a landscaper to maintain it following the guidelines of the Architectural Review Board. The HOA and the ARB do allow residents to plant in two areas: the narrow carport strip, and the fireplace strip that runs from the front gate to the corner of the living room. Those who wish to plant in these areas get to exercise their green thumbs, but are also responsible for weeding, pruning, and maintaining the strip and its plants.

“Policy concerning resident plantings in the fireplace strip

- No trees, climbing vines, or vegetables
- Residents must weed, prune, and otherwise maintain the strip
- Residents must sign up in advance

“Policy concerning resident plantings in the carport strip:

- No trees or vegetables
- Climbing vines must be thinned so they do not harbor pests
- Vines must be pruned so they do not climb on the stucco
- Residents must weed, prune, and otherwise maintain the strip
- Residents must sign up in advance.” (West Campus Point Landscaping News, April 2002)

Contact Dave Russo to sign up for maintaining the carport and/or fireplace strip if you have not already done so.

<DaveR@Bartlein.com>

OCEAN FRONT UNITS’ MAINTENANCE REQUIREMENTS - WALL-LESS BACK PATIOS

Units facing the ocean (904-905, 911-914, 976-979) do not have a back wall delineating a small exclusive use homeowner area as other units in the complex do. Homeowners in the ocean front units are reminded that they are required to maintain a three-foot strip in front of their back patios that lack a wall.

In the HOA minutes of January 20, 2003 it is recorded that

“The need for a demarcation line behind the patios of the ocean facing units (without patio walls) was mentioned. Those owners along that line will have to maintain a three-foot strip of landscape outside their concrete patio, just as other owners

do who have walls behind their units. Landscapers are not responsible for maintenance of personal gardens."

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.

CLEAR DRAINS WITH BLEACH

An inexpensive way to help maintain your sinks and bathtub drains is to pour approximately two cups of bleach down each of your drains every month or so. By letting it sit for several hours, the bleach will help to dissolve hair, soap, grease, etc. and help prevent clogged drains.

WCP HISTORY

West Campus Point Faculty Housing Complex was inaugurated in Fall 1986. All faculty who were "on the list" to buy a unit in the complex were directed to select five units that they would be willing to buy if offered. The University then had a lottery to determine the order of homeowners' selection. The first residents moved in December 1986,

so we are coming up on WCP's 30th anniversary in December 2016.

The design of WCP units originally did not have a window over the kitchen sink. A faculty member on the design review committee urged that one be part of the plan, which was done.

BOARD MEETING SCHEDULED

The next meeting of the Board of Directors will be held on Monday April 20th 7:00 PM - 9:00 PM at the home of Gabriela Soto Laveaga & Stephan Kraemer 951 West Campus Lane. All interested owners are welcome to attend.

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