



## West Campus Point Association

~~ Newsletter – February 16, 2017 ~~

### New Property Management

The Board of Directors is [delighted](#) to announce **Coast Community Property Management**, owned and operated by Sandie Foehl, as our new Property Management Company starting March 1.

After carefully considering three Property Management Companies, the Board unanimously selected Coast Community. Sandie has more than 30 years experience as a Property Manager, serving HOAs in Goleta and Santa Barbara. A Goleta resident herself, Sandie is very familiar with our area and has excellent relationships with many local vendors.

Based on communication with vendors and HOAs with whom she has worked, including our accountant of 30 years Mike Gartzke, we understand Sandie to be a trustworthy professional who excels in her profession and has a long-standing reputation for high-quality, honest, and appropriate dealings.

### New Landscape Company

As announced in the January 2017 Newsletter, **Enviroscaping** is our new Landscape Maintenance Company and will start March 1. [Joe Mora, Supervisor, will conduct first walk-around on Tuesday, March 13, 10:30am.](#)

Your patience [as our new](#) Property Management and Landscape Maintenance [companies gain familiarity with our complex is greatly appreciated.](#)

[There are no anticipated changes to HOA dues of \\$504 a month.](#)

Should you have any questions, please contact Kary O'Brien, [kobrien.research@gmail.com](mailto:kobrien.research@gmail.com).

### Board Meeting Scheduled

The next Board of Directors meeting is scheduled for Friday, March 3, WCP-928 at 9:00 am.

All interested homeowners are welcome to attend.

### [Board Meeting Minutes](#)

Included with this newsletter please find the January 16 Board meetings minutes.

### **PLEASE Report Leaks**

The recent rains [are an excellent test of our recent Leak Remediation Project. Problems, if reported promptly, may be covered under warranty.](#) If you have noticed any leak or rain issues please call Bartlein & Company at 569-1121 ext 250. Thank you.[WCP Newsletter](#)

### **Going On-Line**

[Our community](#) website is a useful resource for residents.

<http://westcampuspoint.net>

[Beginning in March 2017, the WCP Newsletter and Board Meeting Minutes will be distributed to homeowners by e-mail only. The e-mail will be sent to the @ucsb.edu address of the faculty homeowner as well as up to two other e-mail addresses the homeowner\(s\) provide. Please send additional e-mail address requests to Deborah Fygenson, dkfygenson@gmail.com.](#)

[Both the WCP Newsletter and the Board Meeting Minutes will also be posted on the community website. Back issues of the WCP Newsletter can already be found at](#)

<http://westcampuspoint.net/newsletters>  
[A password-protected link to current and past Board Meeting Minutes will be provided in the monthly e-mail.](#)

### *Regularly Featured Notices:*

### **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 recommendations 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](mailto:DaveR@Bartlein.com) with any concerns.

### **LANDSCAPE WALK REMINDER**

Regular landscape walks with Envirosaping 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](mailto: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.

**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.

## **WCP Officers and Committees**

### **HOA Board**

Term beginning December 6, 2016

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

### **Architectural Review Board**

Cynthia Kaplan (WCP), Tess Cruz (WCP), [Dennis Whelan \(UCSB\)](#), [Chuck Haines \(UCSB\)](#), [Ed Smittgen \(UCSB\)](#)

Coordinator: Rosemary Peterson  
Assistant [Coordinator](#): 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, Dorothy Gonzalez, Gail Humphreys, Dominique Jullien, Julie Rodgers

### **Tree Committee**

Dominique Jullien, Paul Spickard, Sarah Cline

### **Financial Reserve Study Committee**

Tess Cruz, chair; Harold Marcuse, Anna Spickard

Prepared by: Kary O'Brien