



West Campus Point Association
~~ Newsletter – August 18, 2016 ~~

PARKING REMINDER

Please do not park a vehicle around the center coral tree circle. 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 coral tree could create a serious problem for emergency vehicles, as well as increasing the possibility of accidents for both residents and visitors.

Parking regulations can be found on the WCP website. Thank you.

<http://westcampuspoint.net/parking>

NEXT BOARD MEETING

The next meeting of the Board of Directors will be held on Friday, August 26, 10:00 am - 12:00 noon at WCP 914.

All interested owners are welcome to attend.

MEETING AGENDA INCLUDED

Included with this newsletter please find the agenda for the August 26th Board of Directors meeting.

POOL REGULATIONS

The WCP pool signage complies with the Santa Barbara County 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. Please remind your guests of these rules regarding their children.

JACUZZI WATER LEVEL

When the water level in the Jacuzzi drops below a certain tile line the heater automatically shuts off. Though the water level will eventually re-fill, if too much water is allowed out of the Jacuzzi it may take some time to re-fill for the heater to turn back on.

Please try not to splash around in the Jacuzzi - which is the main reason the water level drops so quickly. Thank you.

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 something, say something.

AVOID DAMAGE TO COMMON AREA PLANTINGS

Some WCP plantings (hedges and trees, and low plants) have been damaged recently and have had to be replaced at HOA expense. Please stay on sidewalks, marked paths, hardscape and remind your children and their friends. Enjoy open grassy areas for play.

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.

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.

MEETING MINUTES INCLUDED

Included with this newsletter please find a copy of the June 28th Board meeting minutes for review.

SHOULD PARKING PASSES BE ISSUED?

At times parking at WCP can be challenging, especially if there are a number of guests or non-residents parking in the open spaces. One possible idea is to issue parking permits?

The Board was looking for owner feedback regarding possibly issuing parking permits and the towing of unauthorized vehicles.

If you have an opinion one way or the other the board would like to hear from you. You may email Dave Russo at DaveR@Bartlein.com and comments will be forwarded to the Board for feedback on this issue. 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. Do not 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.

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. A recent WCP Announcement laid out some other things to consider. Check your condo owners’ insurance to make sure your coverage is adequate to your needs. Check when you purchased your tank and the length of its warranty. Most ordinary tanks have a lifetime of only 6 or 9 years.

A homeowner recently had a malfunction in the water heater with the temperature-pressure valve set off. Hot water was flowing to an outlet on the back patio by the study, not into the house.

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.

WEST CAMPUS ISSUES UPDATE

East Gate Update

As of July 2016, the University has provided WCP with the new design for the east side gate. The east side entry is now blocked by bollards which will be replaced by a single-hinge metal gate. The replacement of the east gate has been a matter of discussion by the board with the university for over a year. Since the construction of WCP in 1986, the east entry for WCP has been blocked by bollards. In 1986, pushback from the local community that objected to the construction of faculty housing resulted in that entry being closed to vehicle traffic, so that IV streets would not be used directly by West Campus Point residents.

The replacement of the bollards is a safety issue now for WCP, since the bollards are very heavy and the locks are not easily openable even in a non-emergency situation, particularly if only one person is attempting to open them.

In an emergency, having a second exit from WCP is essential to our community. The plan for a single hinge gate with a mechanical (i.e., non-electronic) lock, with WCP having copies of the key was so that the design was simple, it could be opened by one person easily in an emergency, and so that there would be local control. During a major emergency, WCP is not necessarily the top priority for fire, police, medical, or other emergency services. Although the bollards might be aesthetically pleasing in a non-emergency situation, in an emergency they block an escape route for residents.

The university is designing, fabricating, installing, and paying for the gate. There has been consultation with WCP and a

set of questions has been sent to the university from WCP community input. The notification on the WCP Announcements list was the blanket notification of residents for the proposed construction. The board has received the university's clarification of its list of questions generated by community input.

The board is drafting the final application to the Architectural Review Board for approval, which will include formal notification of homeowners about the project.

BOARD MEETING MINUTES INCLUDED

Included with this month's newsletter please find copies of the Board minutes from the June 2016 meeting.

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>

Items in previous WCP Newsletters:

LANDSCAPE WALK REMINDER

Regular landscape walks with MGM gardening service are generally scheduled for the 2nd Tuesday of each month at 10:30 am. Meet at the SW corner of Palm Plaza. NOTE: In August, due to vacation schedules, the walk-around was Tuesday, August 2 at 10 a.m. The September walk-around is scheduled for September 13. Meet at the

SW corner of Palm Plaza at the picnic table by the pool. Walks last 60-90 minutes.

Regular Tierra Verde Tree Service (Tierra Verde is responsible for tree and hedge trimming) Walks are scheduled for the third Thursday of each month at 11:00 am. Meet at the SW corner of Palm Plaza. Walks last 60-90 minutes.

All are welcome to join the landscape walks, but the committee has specific areas it will inspect. If you would like an area looked at, please contact Dave Russo in advance.

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. One resident found a drunken young person sleeping in the back of the unlocked car. 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. A number of years ago, a residents' kayak left on the lawn in front of their unit was stolen, so do not leave any valuables unattended.

You may install a peep hole in your front gate. It is a good idea if someone rings your doorbell to ascertain who is there. You can make a decision about whether or not to open your door.

Pedestrian/Bicycle Safety at WCP. Do not ride your bicycle on narrow sidewalks. On WCP sidewalks, please walk your bike. If you want to ride, please do that on the perimeter road.

WCP WEBSITE

The website is a useful resource for residents.

<http://westcampuspoint.net/>

PLEASE REPORT ANY IRRIGATION CONCERNS

If you have any concerns regarding the landscape irrigation or plantings please take a minute to let us know. Please call Dave Russo 569-1121 ext. 250 or email DaveR@Bartlein.com with any concerns.

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.

ASSOCIATION FEE PAYMENTS

Please remember that your monthly assessments (fees) are due on the first of each month and delinquent on the 15th of the month. On the 15th a 10% late fee is assessed to units who have not paid their fees.

At this time, 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.

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. The company is paid by the HOA for HOA-directed work. By speaking to them directly, you put the owner and crew in an awkward position.

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.

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.

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.**

3944 State Street; Ste 200

Santa Barbara, CA 93105

(805) 569-1121 Ph

(805) 682-4341 Fax

 Bartlein
& Company, Inc.