



West Campus Point Association
~~ Newsletter - February 11, 2016 ~~

BOARD MEETING SCHEDULED

The next meeting of the Board of Directors will be held on February 16th 6:30 pm at WCP - 922.

All interested owners are welcome to attend.

NEED INSURANCE INFORMATION?

The Association's insurance carrier is Allied Insurance Company. If you have any questions, or your lender requires information, please contact Sid Friedman at the Brown and Brown Agency and he will be more than willing to help. You may contact Sid at 690-2649 (Brown & Brown) for assistance.

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. If you rent your unit, you might need to adjust your insurance coverage.

NEW MOWING DAYS AND TIMES

All mowing, weed-whacking, and related blowing will be done on Mondays between 9:00am and 3:30pm. A quick blowing of leaves will be done on Fridays as a clean-up for the weekend.

LANDSCAPE WALK AROUNDS

Regular landscape walks with the gardening service are scheduled for the 2nd Tuesday of each month at 10:30 am. Meet at the SW corner of Palm Plaza.

Regular Tierra Verde Tree Service (Tierra Verde is responsible for tree and hedge trimming) walk arounds are scheduled for the third Thursday of

each month at 11:00am. Meet at the SW corner of Palm Plaza.
Walk arounds last 60-90 minutes.

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

NO DUMPING PLEASE

Please do not dump unwanted items (furniture, plants in pots, etc.) in or near the green waste bin near the 910s. Marborg will not pick it up. Marborg offers a FREE service to its residential customers of two "bulky item clean-ups" per year. Please follow this link for details.

<http://www.marborg.com/bulkycollection.html>

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.

PLEASE REPORT ANY LEAKS

With this season's first rains if you experience any type of a water leak please report your concerns to Bartlein & Company - 569-1121.

No leak or concern is too small. Thank you.

REMINDER: HOMEOWNER / HOA RESPONSIBILITY FOR THE FIREPLACE AND CARPORT STRIPS

If you opted to take care of the fireplace and/or the carport strip at your unit, there is a C and/or F painted on the bottom of the post facing the auto court. When you assumed responsibility that means you will weed and keep the area in good order, and plant only non-invasive low plants or shrubs. Recently a homeowner asked the landscape crew to weed the unit's fireplace strip, which the owner had opted to maintain.

If you decide to change your decision, please contact Dave Russo and the letter(s) will be removed from your concrete post.

MOSQUITOES AND STANDING WATER

Make sure there is no standing water in and around your unit where mosquitoes can breed. Check your deck, courtyard, patios and areas around your unit for any standing water. Mosquito eggs can hatch in less than a week, and they can lay them in surprisingly small amounts of water. Make sure children's toys and buckets have no standing water. When you are watering houseplants and outdoor plants, empty the catch containers after the water drips through. Even a tabletop fountain can breed mosquitoes unless the motor is turned on to agitate the water every few days.

WCP WEBSITE BEING REDESIGNED

The board authorized a website redesign which is currently in progress. The website has important legal documentation for the HOA, as well as useful information about aspects of life at WCP. www.westcampuspoint.net

Posted on the website are the Covenants, Conditions, and Restrictions (CC&Rs), recent newsletters, pool rules, parking rules, landscaping rules, unit rental guidelines, and other useful information.

Do you have suggestions for the FAQ (frequently asked questions) that is being prepared for the website? Please send any suggestions about the website's layout and/or content send to Sarah Cline cline@history.ucsb.edu.

The HOA will be seeking a volunteer webmaster. If you are interested in serving in that position, please contact Dave Russo.

WEST CAMPUS ISSUES UPDATE

The poor condition of West Campus Lane, in front to the Orfalea Child Care Center the road behind it next to IV school has been brought to university officials' attention. The university is studying whether stop signs should be installed on Slough Road at the intersection of West Campus Lane. The university has recently repainted the pavement to bring attention to the stop signs by the child care center. Observe the stop signs and speed limits. Campus police have increased the number of patrols at West Campus.

Items in previous WCP Newsletters:

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.

WATER ALARMS FOR UTILITY ROOM 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.

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 SoCalGas 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.

Prepared by: **Bartlein & Company, Inc.**
3944 State Street; Ste 200
Santa Barbara, CA 93105
(805) 569-1121 Ph
(805) 682-4341 Fax

