



West Campus Point Association

~ ~ Newsletter - January 15, 2016 ~ ~

PLEASE REPORT ANY LEAKS

This season's first rains have finally arrived. 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.

BOARD MEETING SCHEDULED

The next meeting of the Board of Directors will be held on January 22nd 10:00 am at the home of Kary O'Brien and Shane Jimerson WCP 928.

All interested owners are welcome to attend.

2016 ACTUAL BUDGET INCLUDED

Included with this newsletter is the Association's 2016 budget with the "Actual" 2015 expenses and revenues tabulated. You were previously sent the 2016 budget with just the "Projected" figures for 2015. Please discard that budget and retain the one enclosed this month.

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.

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.

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 11:00 am. Meeting 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.

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.

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

Items in previous WCP Newsletters:

AUTOMATIC PAYMENT SIMPLIFIES YOUR BOOKKEEPING

Did you know that you could have your monthly association fees paid automatically?

If you are interested in this free service, please contact Bartlein & Company. The fees are taken out of your checking account around the 5th of each month. This process frees you from worrying about late charges, lost mail, postage and time.

WEST CAMPUS ISSUES

There is work going on at Devereux to bring the buildings into compliance with what the California Coastal Commission requires. There is considerable activity there to meet the December deadline.

Note: the university is not bound by noise ordinances in Santa Barbara County or City of Goleta and can begin work as early as 6 a.m.

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.

There will be new stop signs placed on Slough Road at the West Campus Lane intersection, creating a three-way stop; lighting will be added to the area around the Child Care Center; and there will be new striping for the stop sign on West Campus Lane by the child care center and university stables.

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 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 are under warranty for only 6 or 9

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 the 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 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.

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