



## West Campus Point Association

~~ Newsletter – March 16, 2016 ~~

### **BOARD MEETING SCHEDULED**

The next meeting of the Board of Directors will be held on March 22nd 6:30 pm at WCP - 978.

All interested owners are welcome to attend.

### **ANNUAL REVIEW COMPLETE**

The association's annual financial review is now complete. If you are interested in a copy of the review, please call Bartlein & Company, Inc. and a copy will be provided to you. Thank you.

### **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 to report. Thank you.

### **DAYLIGHT SAVINGS TIME AND SEMI-ANNUAL MAINTENANCE**

Sunday March 13 is the beginning of Daylight Savings Time (spring ahead). This is an easy mnemonic reminder to change the batteries in your (required) smoke alarms and carbon monoxide monitors.

## **LANDSCAPE WALKS**

Regular landscape walks with the gardening service are scheduled for the 2<sup>nd</sup> 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) walks are scheduled for the third Thursday of each month at 11:00am. 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, contact Dave Russo in advance.

## **CLEAR DRAINS WITH BLEACH**

An inexpensive way to help maintain your bathroom 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 and then pouring very hot water into the drains, the bleach will help to dissolve hair, soap, grease, etc. and help prevent clogged drains. Kitchen sink drains are different and by running the garbage disposal for approximately 10 - 15 seconds each day and then once turned off allowing water to run down the kitchen sink drain for another 15 seconds will help keep that drain clear.

## **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. And during this part of the meeting, only board members are allowed to speak. Non-board members may only do so when invited.

To better serve you, if your issue has to deal with regular maintenance, please do not wait for the Board meeting. Please call or email Bartlein & Company directly when the item comes up so that it can be dealt with in an expeditious manner.

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

Check the carport pillar by the auto court to make sure that it is properly marked regarding carport strip and fireplace strip maintenance at your unit. If you opted to take care of the fireplace and/or the carport strip, there is a C and/or F painted on the bottom of the post. 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.**

**All homeowners are responsible for maintaining the area inside their side patios free of weeds and rubbish.**

### **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](http://www.westcampuspoint.net)

Posted on the website are the Covenants, Conditions, and Restrictions (CC&Rs), the application form for a capital improvement to be submitted to the Architectural Review Board, 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 board member Sarah Cline [cline@history.ucsb.edu](mailto:cline@history.ucsb.edu).

The HOA will be seeking a volunteer webmaster. The interim webmaster is Harold Marcuse. If you are interested in serving as webmaster, 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.

The University has recently 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.

### ***Items in previous WCP Newsletters:***

#### **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>

#### **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.

## **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 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.

## **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 & Co., Dave Russo, property manager [DaveR@bartlein.com](mailto: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, Anna Spickard, Shane Jimerson, Stephan Kraemer, 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.