



## West Campus Point Association

~~ Newsletter - November 23, 2015 ~~

### **PROXIES STILL NEEDED**

Proxies for the Annual Meeting count toward the quorum for the meeting. We must have a quorum of in-person attendees and proxies in order to do business. Even if you are planning to attend in person, please sign a proxy in case your plans suddenly change and you do not attend.

We have not received a majority of the Annual Meeting proxies.

**Included please find a copy of the Annual Meeting notice & proxy. If you have not sent in your proxy, please complete and send your proxy today.**

Please complete and return the Annual Meeting proxy **immediately**. This will ensure your vote at the Annual Meeting. Thank you.

**HOMEOWNERS MAY RETURN THEIR PROXY VIA EMAIL to Dave Russo [DaveR@Bartlein.com](mailto:DaveR@Bartlein.com).** If you give your proxy to another homeowner to bring to the meeting, please let Dave know.

However, it would be optimal if Bartlein holds the proxies.

### **ANNUAL MEETING SCHEDULED**

The Annual Meeting of the Association will be held:

**TUESDAY – DECEMBER 8, 2015  
6:30 P.M.**

**Humanities and Social Science  
Building (HSSB) 4020  
(Tower Wing)  
UNIVERSITY OF CALIFORNIA  
SANTA BARBARA, CA**

A formal notice was enclosed with last month's newsletter. **PLEASE COMPLETE AND RETURN THE PROXY AT THE BOTTOM OF THE MEETING NOTICE EVEN IF YOU WILL ATTEND THE MEETING.** If you do attend, the proxy will be returned to you.

Elections for the HOA board are held at the meeting and other important business will be conducted.

There will be written reports from the President, Treasurer, and WCP committees with presentations at the meeting itself.

Please plan to attend in person, or if that is not possible, **sign a proxy** for your vote, so that we can attain a quorum to conduct business.

### **NOMINATIONS FOR BOARD ELECTIONS**

If you are interested in running for the board, you can self-nominate. If you nominate someone else for the board, please secure agreement from the person. Contact Dave Russo to put names on the ballot.

### **BOARD MEETING SCHEDULED**

The next meeting of the newly elected Board of Directors will be held on Tuesday December 8<sup>th</sup> immediately following the Annual Meeting.

If you would like an item to be added to the agenda, please contact Dave Russo two weeks in advance. For the December 8<sup>th</sup> Board meeting, the deadline is **November 27<sup>th</sup>**.

### **2016 BUDGET INCLUDED**

Under State Law the Board of Directors is responsible for preparing and distributing the Association's budget. Included with this newsletter please find your budget for the 2016 fiscal year. Per State Law it must be sent to you prior to the beginning of the Association's fiscal year. The 2015 actual amounts are "projected", at the end of the fiscal year those amounts will be adjusted to reflect the "actual" amounts and a new copy of the budget will be sent to you.

Please give an extra thank you to your Board for keeping expenses down and within this year's budget. Because of their hard work your monthly fees for 2016 will remain at \$500.00 per month.

### **SEWER SURCHARGE TO BE ADJUSTED**

An adjusted sewer charge will be then charged based on usage. At the present time, the Association does not know what those charges will be. They may be more or less than \$30 per month.

### **LEAK REMEDIATION INSPECTIONS IN DECEMBER**

As part of the leak remediation project, the project management company will be completing their yearly exterior inspections on Wednesday December 16<sup>th</sup> and Friday December 18<sup>th</sup>.

On Wednesday December 16<sup>th</sup> Stonemark Construction will be inspecting the interiors of select units at WCP. Those specific unit owners will receive a separate email confirming their interior inspection.

### **NEW LANDSCAPE SERVICE TO START IN MID-DECEMBER**

The association has hired MGM Landscapes to service West Campus Point beginning December 15<sup>th</sup>.

The owner of MGM Landscape, Miguel Gutiérrez, is a prior landscape supervisor at WCP and is familiar with the property and what is required to maintain the association's landscaping.

## **MEETING MINUTES ATTACHED**

Included with this month's newsletter please find copies of the September 10<sup>th</sup> and October 19<sup>th</sup> Board meeting minutes for your files.

## **LANDSCAPE WALK AROUNDS**

Regular Tierra Verde walk arounds are now scheduled for the third Thursday of each month. Tierra Verde is responsible for tree and hedge trimming.

Meet at the picnic table hear of the pool. Walk arounds last 60-90 minutes. All are welcome to join the walk around, but the committee has specific areas it will inspect.

Please do not speak to the Plowboy work crew about special requests concerning landscaping around your unit.

When MGM Landscape starts work December 15, regular walk arounds will be scheduled.

**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.**

## **LANDSCAPE REDESIGN**

### **PROJECT PHASE I**

Tierra Verde is working on completion of the first phase of the landscape redesign project in the north east corner of the property by November 25<sup>th</sup>, as approved by the Architectural Review Board at its July 27, 2015 meeting.

### **PROJECT PHASES II & III**

Although the contracts with Tierra Verde have been signed, they have not

yet drawn up plans for **Phase 2** and **Phase 3**. If you are interested in giving input, please contact Dominique Jullien, chair of the Landscape Redesign Committee.

**Phase 2** is the area by the entrance of WCP. The lawn at the entry way will be retained, but the lawn between the 920s and the 930s is slated for removal. Also in Phase 2 is redesign of the Devereux side of the perimeter road, an area between where the new spring fire bushes are planted and the entry gate to Devereux.

**Phase 3** is the corridor area between the ex-fountain and the swimming pool. The grass will remain, but the plantings behind the units will be re-landscaped.

The maps for the three areas are an appendix to this email.

## **EAST GATE REPLACEMENT**

The emergency exit on the east side will have the bollards replaced by a single hinge gate with a non-electronic lock. The design has been finalized and the gate is being fabricated. The date of installation is TBD. Many thanks to **Gail Humphreys** for securing both approval and funding from the Administration for the gate.

## **SEWER PUMP**

Thanks go to **John Woolley** for keeping an eagle eye on the emergency light on the pump installation and alerting Bartlein & Company to the pump needing attention again. Thanks John.

## **LEAK REMEDIATION INSPECTION**

The HOA pays for a yearly inspection of selected units to monitor the success of the LRP. Please Contact Dave Russo if you would like your unit to be on the list of this year's inspection. This is anticipated to be an El Niño year with heavy rain so please be alert to leaks.

## **ASPHALT REPAVING PROJECT**

This year's asphalt projects have been completed in the 910s, with the seal coat applied in November. You can see how the final result looks. For the clusters and driveways just done, the seal coat will be applied sometime in the spring once the asphalt has cured. The seal coat is a much less disruptive process, but homeowners will have to move their vehicles in advance of the work.

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

## **ASSOCIATION FEE PAYMENTS**

Please remember that your monthly assessments (fees) are due on the first of each month and delinquent on the 15<sup>th</sup> of the month. On the 15<sup>th</sup> 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.

## **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 Bartlein & Company. The fees are taken out of your checking account around the 5<sup>th</sup> of each month. This process frees you from worrying about late charges, lost mail, postage and time.

## **WEST CAMPUS ISSUES**

The HOA president **Sarah Cline** has been in discussion with university officials concerning safety issues at WCP and West Campus generally.

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 officials' attention. The shrubbery by the latter road is on the list for trimming.

Likely outcomes of the consultations are placing stop signs on Slough Road where it intersects West Campus Lane, for a three-way stop; add lighting to the area around the Child Care Center; and putting asphalt speed bumps along West Campus Lane in front of the Child Care Center.

## **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 “jimmy 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 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.

## **ASSOCIATION WEBPAGE**

West Campus Point maintains a website for all homeowners at

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

All West Campus residents are able to review important documents related to the Association, including the CC&Rs, at the Association’s webpage.

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.**