



West Campus Point Association

~~ Newsletter - April 13, 2015 ~~

ASSOCIATION WEBPAGE

West Campus Point maintains a website for all homeowners at

www.westcampuspoint.net

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

WATER USAGE

With our current drought conditions, water rates are scheduled to increase - which means each homeowner will likely be paying more for water. Everyone is asked to help save water wherever possible - please check your faucets and toilets for water leaks and please repair any leaks as soon as possible. (If you have tenants, make sure they report such leaks to you and arrange repairs.) If you have not already done so, please consider install low-flow shower heads, faucet restrictors and low-

flow toilets. These devices do save water. Low-flow shower heads that are adjustable can reduce water consumption as much as 80%. The HOA is pursuing a landscape redesign project that is intended to reduce the amount of gray water for irrigation.

WEST NILE VIRUS

So far this year in Santa Barbara County there have been no reports of West Nile virus. However, homeowners should remain vigilant about making sure that there is no standing water in your patios and courtyard areas or around your unit where mosquitos can breed.

RATS AT WCP

At least two WCP residents have had rats around their units. Do NOT put rodent bait traps around your unit. The poison in these traps causes the animals to bleed to death internally.

Before they die they are vulnerable to being caught by domestic pets or wild animals, potentially causing them to become seriously ill or die. Please report rodent problems to our property manager Dave Russo.

Please do not leave animal food, water or fruit dropped from trees outside your home - rodents are attracted to these.

IMPORTANT GENERAL REGULATIONS IN THE CC&R'S

The WCP Covenants, Conditions, and Restricts (CC&Rs) have specific language about what are termed "Offensive Activities":

"No owners shall permit or suffer anything to be done or kept upon his or her Residence or in the Common Area which will increase the rate of insurance thereon or will obstruct or interfere with the rights of other Owners, their families, guests, and invitees, nor annoy them by unreasonable noises, vibrations, bright or flashing lights or otherwise, nor shall in any way interfere with the quiet enjoyment of each of the Owners of his or her respective Residence, nor will he or she commit or permit any nuisance, noxious, illegal or offensive activity to be permitted thereon or therein."

LIMITATIONS ON FENCING AND SCREENING AT WCP

Homeowners are reminded that the CC&Rs restrict fencing and screening. "No fences, awnings, ornamental screens, screen doors,

sunshades or walls of any nature shall be erected or maintained on or around any portion of any structure or elsewhere within the Project, except those that are installed in accordance with the original construction of the Project, and their replacements or as are authorized and approved by the Architectural Review Board."

NO STORAGE OF ITEMS ON COMMON AREA

Homeowners are also reminded that the Common Area is not to be used to store personal items. Language in the CC&Rs regarding this is as follows: "No owner shall park or store machinery, equipment, baby carriages, playpens, bicycles, wagons, benches or chairs on any part of the Common Area, except that such personal property may be stored in storage areas, if any, that may be designated by the Association for that purpose. Sun decks and other recreational areas may be used for their customary purposes." WCP has no designated storage areas.

Items in previous WCP Newsletters:

LIMITATIONS ON LEASING

Article XII, section 7, c of the WCP CC&R's reads, in part, "No Owner shall enter any lease or rental agreement which shall have a term longer than 12 months or which, when added to the term of any prior lease or rental agreement, would result in the occupancy of a Residence by tenants for more than 13 months within the preceding twenty-four (24) months without prior written consent of the Declarant, provided, however, that if such lease shall be entered in conjunction with an academic leave approved by the Chancellor of the University of California, Santa Barbara, the occupancy of the Residential Lot by tenants may extend to the duration of such leave.

IMPORTANT REMINDER – FIRE PLACE STRIP AND CARPORT STRIP HOMEOWNER MAINTENANCE

Homeowners who have opted to plant in front of their unit by the chimney are reminded about the restrictions on planting which were approved by the Architectural Review Board.

Here is message sent to WCP homeowners in April 2002.

"Residential Planting Areas

In general, residents may not plant on the common property. The land outside each unit is owned by the University and maintained by the Home Owners' Association, which hires a landscaper to maintain it

following the guidelines of the Architectural Review Board. The HOA and the ARB do allow residents to plant in two areas: the narrow carport strip, and the fireplace strip that runs from the front gate to the corner of the living room. Those who wish to plant in these areas get to exercise their green thumbs, but are also responsible for weeding, pruning, and maintaining the strip and its plants.

"Policy concerning resident plantings in the fireplace strip

- No trees, climbing vines, or vegetables
- Residents must weed, prune, and otherwise maintain the strip
- Residents must sign up in advance

"Policy concerning resident plantings in the carport strip:

- No trees or vegetables
 - Climbing vines must be thinned so they do not harbor pests
 - Vines must be pruned so they do not climb on the stucco
 - Residents must weed, prune, and otherwise maintain the strip
 - Residents must sign up in advance."
- (West Campus Point Landscaping News, April 2002)

Contact Dave Russo to sign up for maintaining the carport and/or fireplace strip if you have not already done so.

<DaveR@Bartlein.com>

BOARD MEETING SCHEDULED

The next meeting of the Board of Directors will be held on Monday April 20th 7:00 p.m. - 9:00 p.m. at the home of Gabriela Soto Laveaga & Stephan Kraemer 951 West Campus Lane. All interested owners are welcome to attend.

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.**