



West Campus Point Association

~~ Newsletter - July 15, 2015 ~~

BOARD MEETING SCHEDULED

The next meeting of the Board of Directors will be held on Thursday **September 10th 7:00 p.m. - 9:00 p.m.** at the home of Constance Penley 974 West Campus Lane. All interested owners are welcome to attend. If you would like an item to be added to the agenda, please contact Dave Russo two weeks in advance.

MAJOR ASPHALT RE-PAVING PROJECT PENDING

The re-paving of the individual asphalt cluster areas (except cluster "G", the 910s, which was completed in 2014), the cluster entrance driveways and the adjacent parking areas will also be re-paved later this summer. Once the schedule has been set you will receive an email update.

During the asphalt project, it would be a courtesy to homeowners displaced from their carports and visitor parking lots for other homeowners to leave visitor parking free for their neighbors' cars.

HOMEOWNER PLANTINGS IN THE COMMON AREA

The carport and chimney strips are the **ONLY** university-owned common areas where homeowners may legally plant.

The HOA will be marking the carport and chimney strips to designate if the Association or the homeowner maintains the plantings. These are the only common areas that the Architectural Review Board has given homeowners permission to plant.

All other homeowner plantings in the university-owned common areas are out of compliance with the CC&Rs and subject to removal.

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
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POOL GATES RE-KEYED

The pool gate locks have now been re-keyed. In addition, the pool area bathroom was also re-keyed to the new gate key.

The new yellow key paddle will also serve as a pool pass and WCP identification of residents, so everyone is asked to be sure to have their new pool key paddle with them when using the pool/jacuzzi.

Homeowners were given updated pool policies with their new pool key paddle. Please share these with your houseguests. Pool hours remain 7 a.m. to 10 p.m. No unaccompanied children under 12 allowed in the pool area. No smoking. No glass items. Please be especially mindful of noise in the early morning and evening as a courtesy to homeowners living right near the pool.

PLEASE OBSERVE PARKING RESTRICTIONS AT WCP

The perimeter driveway at WCP is too narrow to allow vehicle parking at any time. Most important are emergency vehicles that require room to maneuver around the complex in the event of a life threatening emergency.

Do **NOT** park in a handicap parking space unless you have a current parking permit for the disabled.

Vehicle parking is **only** authorized in designated parking stalls, carports and garages. There is no parking along the perimeter drive or around the cluster

center circle areas. Cars illegally parked are subject to being towed. Please tell your guests and vendors to park legally.

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 years.

SOLAR COMMITTEE VOLUNTEERS

The board has established a Solar Committee to deal with the issue of our aging solar water systems at WCP. Several tanks have failed over the years and a number of homeowners have de-commissioned the water tanks.

The committee, working with the Board of Directors and the University, will help develop future policies affecting WCP.

If you are interested in serving on the Solar Committee, please contact Dave Russo at DaveR@Bartlein.com.

LANDSCAPE WALK AROUND SCHEDULE AND LANDSCAPE ISSUES

WCP has two landscape companies, Plowboy (lawns, irrigation, general maintenance) and Tierra Verde (trees and hedges). In August, the walk arounds are working around vacation

schedules. **Plowboy** walkaround, Wednesday, **August 26 @ 9:15** and **Tierra Verde August 26 @ 3:30**. Meet at the picnic table on the west side of the pool. Walkarounds last 60-90 minutes, meet at the pool area. All are welcome.

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

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.

MEETING MINUTES ATTACHED

Attached with this newsletter please find a copy of the Association's May 4th and the June 8th Board meetings for your review and files.

UPDATE ON LANDSCAPE REDESIGN

The design proposal by Tierra Verde for the drought tolerant pilot project in the 950s has been submitted to the Architectural Review Board. They are scheduled to meet July 27, 2015.

WCP WEBSITE REDESIGN The Board has voted a small amount of funds to update the WCP website. We would like a website that is more visually appealing and easier to navigate. We would like the regular updating for the website to be done by someone residing at WCP. Residents are encouraged to look at the current website and make suggestions for improvement. Anyone at WCP interested in being hired for this project, please contact Dave Russo.
<www.westcampuspoint.net>

HISTORIC CAMPBELL BARN AT
WEST CAMPUS UPDATE

There is an effort to preserve the barn by the Orfalea Children's Center. The barn is a historic building designed by an important female California architect. The HOA board voted to support the efforts of community members trying to preserve and renovate the barn. They have submitted a proposal for funding by the university for this effort.

Items in previous WCP Newsletters:

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 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

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

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."

NO STORAGE OF ITEMS ON COMMON AREA REMINDER

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 currently has no designated storage areas.

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.

PLANTING IN THE COMMON AREAS

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.

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- (West Campus Point Landscaping News, April 2002)

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.”

RATS AT WCP

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.

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