



West Campus Point Association

~~ Newsletter - June 15, 2015 ~~

BOARD MEETING SCHEDULED

The next meeting of the Board of Directors will be held on Thursday **July 9th 7:00 p.m. - 9:00 p.m.** at the home of Elizabeth Teare & Salim Yaqub 955 West Campus Lane. All interested owners are welcome to attend.

NEW POOL GATE KEYS WERE DISTRIBUTED

A new pool gate key and key paddle were distributed to the majority of homeowners. There are a few keys left to be provided and once all the homeowners have their new pool key the pool gate will be re-keyed. In the meantime please keep your old pool 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.

WCP POOL REGULATIONS

With your new pool key you also received a copy of the Association's pool regulations. Attached is .pdf copy for your files.

IMPORTANT REMINDER:

Remember during power outages do not flush your toilets during a power outage! Our sewage system interfaces with electric pumps, so flushing toilets during an electrical outage can create a backup or overflow.

PLEASE REPORT LANDSCAPE IRRIGATION PROBLEMS AND CONCERNS

Recently there were a number of irrigation problems noted by homeowners and we appreciate the emails and calls reporting those problems. Many of them are due to sprinkler head damage. Please refrain from walking on or otherwise damaging the sprinkler heads.

It is important to note whether the problem – leak, geyser, etc. – occurs while the sprinklers are running or while the sprinklers are off, or both. Sprinklers are on timers and water is on only at intervals. The system will automatically shut down, so that water flows only for a few minutes even if there is a damaged sprinkler head.

If you notice any leaks with the irrigation system that go on for more than 15 minutes, or have any landscape concerns, please email Dave Russo at DaveR@Bartlein.com or 569-1121 ext 250. The landscapers can then be alerted and the problem addressed.

Reminder: Please do NOT speak to the landscapers directly or request them to work on homeowner maintained areas. Thank you.

LANDSCAPE WALKAROUNDS WITH PLOWBOY AND TIERRA VERDE

On the second Wednesday of the month there is a regularly scheduled landscape walk around with the site manager, John Barton, of Plowboy, the company that takes care of lawns and other landscape, except trees and hedges. The next walk around for Plowboy is on Wednesday, **July 8 @ 10 a.m.**

The regular landscape walk around with Becky Mitchell of Tierra Verde (trees, hedges, landscape redesign) is the third Wednesday of the month. The next walk around is Wednesday, **June 17 @ 3:30 p.m.**

Homeowners wishing to participate should meet at the picnic area in the Palm Plaza.

DO YOU HAVE LANDSCAPE CONCERNS OF ISSUES?

Please contact Dave Russo at DaveR@Bartlein.com if you have any landscape concerns or requests. Those requests will then be reviewed by the landscape committee and the landscape service.

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.

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. If you see an illegally parked car, please leave a note asking the person to move the car. Please tell your visitors and service providers about parking rules.

Illegally parked cars can be towed.

MEETING MINUTES ATTACHED

Attached with this newsletter please find a copy of the Association's April 20, 2015 Board meeting for your review and files.

CLUSTER ASPHALT SURFACES TO BE RE-PAVED

All the inside asphalt cluster areas (except cluster G which was paved last year) are scheduled to be re-paved this summer. Once the paving schedule has been set you will receive a copy of the schedule.

COMMITTEE VOLUNTEERS

If you are interested in serving on the Solar Committee, please contact Dave Russo at DaveR@Bartlein.com to convey your name to the board, which makes appointments to WCP committees.

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.

If you have ideas for what else should be included on the website, please let Dave Russo know.

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.

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.

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>

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 attached to these.

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