



West Campus Point Association
~~ Newsletter - May 15, 2015 ~~

**POOL GATES TO BE REKEYED
AND NEW POOL KEY PADDLES
TO BE DISTRIBUTED**

Within the next few weeks you will receive a new pool gate key on a new pool paddle. Once the new keys have been distributed the pool gates will then be rekeyed and you may discard the "old" key and paddle. In addition, the "new" key will also open the pool area bathroom.

The new key paddle will 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.

You will receive a separate email regarding the new pool key distribution and guidelines for pool/Jacuzzi use.

EAST SIDE BARRIER KEY

Attached to the 970's mailbox kiosk is a lockbox containing the key to unlock the padlocks to the east side barrier poles. The combination to that lockbox is 9317.

**PLEASE RETURN YOUR
LANDSCAPE MAINTENANCE
REQUEST**

If you have not done so, please take a minute to complete and return your fireplace/carport planter maintenance instructions recently emailed to all homeowners.

Please remember the default for all non-returned requests will have the Association's gardeners maintain those two areas outside your home.

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. The guidelines are provided later in this newsletter.

If you need the form sent to you again, please contact DaveR@Bartlein.com. Please return it by **June 1, 2015**.

LANDSCAPE WALKAROUND SCHEDULE

WCP has two landscape companies, Plowboy (lawns, irrigation, general maintenance) and Tierra Verde (trees and hedges). There are now regularly scheduled landscape walkarounds: for Plowboy the second Wednesday of the month at 10 a.m. and Tierra Verde the third Wednesday of the month at 3:30. Walkarounds last 60-90 minutes, meet at the pool area. All are welcome.

PLEASE WELCOME NEW BOARD MEMBER

Please welcome Dorothy Gonzalez to your Board of Directors. Dorothy has agreed to serve as your Director at Large. Please thank Dominique Jullian for her service on your Board.

COMMITTEE VOLUNTEERS

The board established two committees to deal with specific issues of importance, the Capital Improvement Committee and the Solar Committee. The committees, working with the Board of Directors and the University, will help develop future policies affecting WCP.

If you are interested in serving on either committee please contact Dave Russo at DaveR@Bartlein.com. Thank you.

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

MEETING MINUTES ATTACHED

Attached with this newsletter please find copies of the Association's March 2nd and 23rd Board meetings.

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.

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 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.

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>

**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.

BOARD MEETING SCHEDULED

The next meeting of the Board of Directors will be held on **Monday June 8th 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.

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