



West Campus Point Association

~~Newsletter - August/September 2017~~

Board Meeting Scheduled: Next regular meeting is Friday September 22, 2017 at 12:15 pm at 928.

The Board welcomes homeowner feedback. If you are unable to attend the monthly meeting, you can e-mail comments to Sandie Foehl at sfoehl@msn.com and they will be read during the homeowners forum at the meeting.

Community Service: Is there some aspect of our community you'd like to help improve? If so, please consider serving on the Board or one of its committees. Committees are formed, joined or disbanded at Board meetings, as needed. Board members are elected at the Annual Meeting of the Homeowners Association every December. A list of current Board members and committees is posted on our community web site at <http://westcampuspoint.net/current-board-members>.

Please indicate your interest by e-mailing Kary O'Brien, Board President at kobrien.research@gmail.com.

Water Billing: Our current water billing practice has Homeowners paying for water used about three months prior. This has, in the past, and again, recently, resulted in a Homeowner paying significantly high water bills due to a leaking toilet for several months after the leak was fixed. The Board is considering whether to correct this lag period in our water billing and, if so, how.

What's New! New chaise lounges and umbrellas are now in place around the pool. Two new BBQs will be installed, replacing the originals on the east side of Palm Plaza, later this month.

Area lighting: The Board recently completed a survey of the common area lighting. [Results are posted on our community web site](#). Here is a summary:

- Although one of the two underwater lights in the pool is out, the pool appears adequately lit. The second light will not be activated.
- Of the 70 bollard lights throughout the complex, several are burnt or broken, and many are in poor condition. The board is considering a site-wide replacement of the bollard fixtures, incorporating LED lighting for improved durability and long-term cost-savings.
- The vast majority of lights in the trellises around the picnic tables and pool area are not functioning. As a result, these areas are poorly lit. These fixtures will be removed, repaired or replaced and transitioned to LEDs in the coming months.

Finally, if you notice that a light outside your unit, illuminating your carport or unit number, is not functioning, please e-mail Sandie Foehl, our property manager, at sfoehl@msn.com so that it can be replaced.

Reclaimed Water: You may have noticed a jump in the reclaimed water bill you received last month. Usually, from mid-December to mid-March, wet weather allows us to reduce the amount of water we use to irrigate the landscaping. This year in particular, heavy rains allowed us to turn off the reclaimed water completely in the months of February and March, so costs were limited to meter fees. Because of the lag period in our water billing system (see above), your water bill reflects the associated reduction in costs in the months from June to July. A rate increase for reclaimed water, which took effect on July 1st, will be reflected in your October bill.

The Landscape Committee has been working closely with Enviroscaping, our landscape maintenance contractor, to ensure that our reclaimed water use is no more than necessary to sustain WCP landscaping. Enviroscaping finished thoroughly repairing our irrigation system in June, making it fully functional for the first time in years. In the process they produced a complete mapping of the system. Interested homeowners can [view the maps](#) on our community web site.

Although it is now fully functional, our irrigation system is **not new**. Broken valves and controllers have been replaced, but older, working ones will be used until they fail. **If at any time you observe a major irrigation leak** (e.g., water sprouting high in air), **please:**

- 1: **Call or Text** 805-455-8405 (Enviroscaping) to report the address nearest the location of leak.
- 2: **Turn off the main line** to that location. There are two shut off valves, one along the northern wall of 901, serving common areas in the southern half of the complex, and one along the northern wall of 947, serving common areas in the northern half.
- 3: **Send an email documenting the leak** to Enviroscaping (manager@enviroscapinginc.net) the property manager (sfoehl@msn.com), and the landscape committee chair (kobrien.research@gmail.com)

The Goleta Water District continues to enforce permit restrictions regarding potable water hoses and the common area use of recycled water. Please remember to keep any hoses inside your patio(s), away from any exposure to irrigation water. Wash all fruit and edibles taken from anywhere in the complex that could be hit by recycled water.

Domestic Water: The [Goleta Water District](#) offers *free* water conservation check-ups by efficiency experts. They will check for leaks in the bathroom, kitchen and laundry areas, as well as analyze shower and toilet flow rates. To schedule a water check-up call GWD conservation compliance specialist Rachel Reich at (805) 964-6761 ext 642.

Landscaping: Regular maintenance takes place weekly on Mondays, Wednesdays and Fridays except on rain days and legal Holidays. Now that the irrigation system is fully functioning, the Landscape Committee is working closely with Enviroscaping to improve areas around the complex that are in need of new plantings.

Homeowners who wish to maintain plantings near their home should contact the Landscape committee, describe their planting plan in an e-mail, and commit to maintaining the area free of pests, weeds and other invasive species. Two areas are especially conducive to homeowner participation: (1) the area next to your unit's front gate, in front of the fireplace, and (2) the area alongside your unit's car port.

Landscape Walk-arounds: Interested homeowners are welcome to join the regular WCP landscape walk-arounds, which take place the **second Friday of every month at 10:00 am**, beginning in the parking lot of the 920s.

Trees Walk-arounds: Interested homeowners are also welcome to join the regular WCP tree walk-around. This month's Tree Walk-around will take place on **Friday, September 22, starting at 9 am** in the 920s. Thereafter, it will happen **every third Friday, again starting at 9 am** in the 920s.

Patio Weeding, Maintenance & Storage:

On its July walk-around, the landscape committee noticed many patios are **overgrown, full of weeds and desperately in need of prompt attention.**

Keeping your patios weed-free is essential to keeping weeds out of the common areas and improves the overall appearance of the complex.

- **Please remove any personal items, including potted plantings, bags of mulch, and beach/pool toys from common areas outside your patios. Personal storage behind common area bushes is not allowed.**
- **Please inform the landscape committee before installing personal plants or pots in common areas. Personal plantings or “gardens” make it difficult for the landscape crew to understand who owns what, increasing costs to the HOA.**

Pool Area Etiquette: Please take care to keep pool toys and accessories away from the pool and hot tub edge. We want to prevent anyone tripping and falling due to left out goggles and/or swim noodles, etc. When you are done using items, please store them along the western (exterior) wall of the bathroom building. Also, if you move the pool furniture, please take the time to return it to its original location before you leave the pool.

Doors: If you are having trouble with the **entry gate** to your home, please let Management know so that it can be inspected. **Doors and door frames on the utility sheds** are in the process of being repaired or replaced. Work has begun in the 910's and will proceed clockwise around the complex.

Parking: You may know (or be) a neighbor who uses their garage and/or carport for storage and consequently parks their car in the cluster road in front of their unit. If so, please gently remind them (or be reminded) that this is risky behavior.

The roadways around our complex, within each cluster and in front of our units are designated Fire Lanes. Parking cars in front of the units or around the center median creates an impediment to emergency vehicles, which need to be able to

maneuver safely and quickly. Cars parked in the cluster roundabouts also impair everyday driver visibility (think small children popping out from behind parked cars) and increase the likelihood of costly collisions.

The only legal parking spaces at West Campus Point are:

- Inside your garage.
- Inside your carport.
- In a clearly designated common parking space.

If you are in need of additional storage space, consider converting the attic above the closet in your master bedroom. The conversion costs roughly \$1000 and can qualify as a capital improvement to your home if properly documented and approved by the WCP Architectural Review Board (ARB). Instructions for proposing a capital improvement to the ARB are posted on our community web site at <http://westcampuspoint.net/capital-improvements/arb-application>.

WCPcommunity conversations: This month the wcpcommunity@googlegroups discussed, among other things, accessibility of waste bins for composting, homeowner remedies for invading ants and progress in (and volunteer opportunities for) the North Campus Open Space Restoration project. You can read the discussions online at <https://groups.google.com/forum/#!forum/wcpcommunity> or receive the e-mails directly by subscribing to the e-mail list. Instructions for subscribing are posted on our community web site at <http://westcampuspoint.net/e-mail-lists>.

Questions? Concerns? To reach our management company, Coast Community, either email sfoehl@msn.com OR call 968-3435. Their office is open from 9 am to 5 pm, Monday through Friday.

If there is a threat to the property, follow the emergency voice mail options to reach an operator. Be very clear and precise about your information and then remain accessible by phone for a prompt call back.