



## West Campus Point Association

~~ Newsletter – June 20, 2016 ~~

### **NEXT BOARD MEETING**

The next meeting of the Board of Directors will be held on Tuesday June 28<sup>th</sup> 6:30 pm at WCP - 978.

All interested owners are welcome to attend.

### **PLEASE REPORT ANY IRRIGATION CONCERNS**

If you have any concerns regarding the landscape irrigation or plantings please take a minute to let us know. Please call Dave Russo 569-1121 ext. 250 or email DaveR@Bartlein.com with any concerns.

No concern or problem is too small – soil too wet or too dry? Irrigation leaks?

All feedback is very helpful in dealing with the drought and keeping our landscaping looking its best with gray water. Thank you.

### **BARBEQUE GRILL TO BE REPLACED**

The north/west corner barbeque grill in Palm Park will be replaced. A new grill has been ordered and installation is expected in the next few weeks.

### **LANDSCAPE WALKS**

Regular landscape walks with the gardening service are scheduled for the 2<sup>nd</sup> Tuesday of each month at 10:30 am. Meet at the SW corner of Palm Plaza.

Regular Tierra Verde Tree Service (Tierra Verde is responsible for tree and hedge trimming) Walks are scheduled for the third Thursday of each month at 11:00 am. Meet at the SW corner of Palm Plaza. Walks last 60-90 minutes.

All are welcome to join the landscape walks, but the committee has specific areas it will inspect. If you would like an area looked at, contact Dave Russo in advance.

## **SAFETY ISSUES AT WCP**

**Close and Lock!** Residents are reminded to lock their cars and unit doors. There have been break-ins and thefts at WCP by people simply trying locks. One resident found a drunken young person sleeping in the back of the unlocked car. Although we are generally a safe community, we need to be aware that unlocked cars and unlocked unit doors, as well as open garage doors can be an invitation to theft. A number of years ago, a residents' kayak left on the lawn in front of their unit was stolen, so do not leave any valuables unattended.

You may install a peep hole in your front gate. It is a good idea if someone rings your doorbell to ascertain who is there. You can make a decision about whether or not to open your door.

**Pedestrian/Bicycle Safety at WCP.** Do not ride your bicycle on narrow sidewalks. On WCP sidewalks, please walk your bike. If you want to ride, please do that on the perimeter road.

## **WEST CAMPUS ISSUES UPDATE**

### **West Campus Lane.**

**East Gate Update.** The University has recently provided WCP with the new design for the east side gate. The east side entry is now blocked by bollards which will be replaced by a single-hinge metal gate. The replacement of the east gate has been a matter of discussion by the board with the university for over a year. Since the construction of WCP in 1986, the east entry for WCP has been blocked by bollards. In 1986, pushback from the local community that objected to the construction of faculty housing resulted in that entry being closed to vehicle traffic, so that IV streets would

not be used directly by West Campus Point residents.

The replacement of the bollards is a safety issue now for WCP, since the bollards are very heavy and the locks are not easily openable even in a non-emergency situation, particularly if only one person is attempting to open them.

In an emergency, having a second exit from WCP is essential to our community. The plan for a single hinge gate with a mechanical (i.e., non-electronic) lock, with WCP having copies of the key was so that the design was simple, it could be opened by one person easily in an emergency, and so that there would be local control. During a major emergency, WCP is not necessarily the top priority for fire, police, medical, or other emergency services. Although the bollards might be aesthetically pleasing in a non-emergency situation, in an emergency they block an escape route for residents.

The university is designing, fabricating, installing, and paying for the gate. There has been consultation with WCP and a set of questions has been sent to the university from WCP community input. The notification on the WCP Announcements list was the blanket notification of residents for the proposed construction. The board awaits the university's clarification of its list of questions.

Input from WCP residents resulted in a list of questions for the university. Currently, the university is reworking plans for the gate. WCP will receive further information once the board receives it.

*Items in previous WCP Newsletters:*

**MEETING ETIQUETTE EXPLAINED**

As you know, the Board has regular meetings and all owners are welcome. In order to be efficient, the Board has allotted a slot for owners to speak for a few minutes at the beginning of the meeting. This way, owners do not have to stay for the whole meeting. At that time, owners may address the Board with their concerns. Once this part of the meeting is over, the Board will proceed with its agenda. And during this part of the meeting, only board members are allowed to speak. Non-board members may only do so when invited.

To better serve you, if your issue has to deal with regular maintenance, please do not wait for the Board meeting. Please call or email Bartlein & Company directly when the item comes up so that it can be dealt with in an expeditious manner.

**ASSOCIATION FEE PAYMENTS**

Please remember that your monthly assessments (fees) are due on the first of each month and delinquent on the 15th of the month. On the 15th a 10% late fee is assessed to units who have not paid their fees.

At this time, you may want to consider having your association fees paid automatically from your checking account. If you are interested in this free service, please call Bartlein & Company, Inc. at 569-1121.

**DO YOU HAVE ANY LANDSCAPE QUESTIONS OR REQUESTS?**

Please do NOT speak to the MGM landscape crew or contact directly the business owner, Miguel Gutiérrez, about special requests. The company is paid by the HOA for HOA-directed work. By speaking to them directly, you put the owner and crew in an awkward position.

**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.**

**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 is smaller than a standard smoke detector. Also consider a "smitty 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 have a lifetime of only 6 or 9 years.

**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 nor any water allowed down the drains during a power outage!**

**Gas leaks.** IMMEDIATELY EVACUATE the area, and from a safe location, call SoCal Gas 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's electricity/phone kiosk for this purpose if you do not have your own.

## **West Campus Point List of Officers and Committees**

### **HOA board**

Term beginning December 8, 2015

- Dorothy Gonzalez, President
- Kary O'Brien, 1st Vice President
- Sarah Cline, 2nd Vice President;
- Allison Moehlis, Secretary
- Anna Spickard, Treasurer

### **Management Company**

Bartlein & Company, Inc., Dave Russo, property manager  
[DaveR@bartlein.com](mailto:DaveR@bartlein.com)  
(805) 569-1121 ext 250

### **Architectural Review Board representatives**

- Cynthia Kaplan (WCP)  
Tess Cruz (WCP)
- University members: Dennis Whelan, Chuck Haines, Jack Wolever. Coordinator for the board, Rosemary Peterson; assistant, Blake Cardoza

### **Capital Improvements Committee**

Cynthia Kaplan, Kate Metropolis

### **Leak Remediation Loan Repayment Committee**

Harold Marcuse, Gail Humphreys

### **Solar Committee**

Cathy Weinberger

### **Landscape Maintenance**

Dorothy Gonzalez  
Sarah Cline

### **Landscape Redesign Committee**

Dominique Jullien, chair; Paul Spickard, Shane Jimerson, Stephan Kraemer, Gail Humphreys

**Tree Committee**

Dominique Jullien, Paul Spickard, Sarah Cline

**Financial Reserve Study Committee**

Tess Cruz, chair; Harold Marcuse, Anna Spickard

**MEETING AGENDA INCLUDED**

Included with this newsletter please find the agenda for the June 28<sup>th</sup> Board of Directors meeting.

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.