



## **West Campus Point Association**

**~~ Newsletter – September 26, 2016 ~~**

### **NEXT BOARD MEETING**

**The next meeting of the Board of Directors will be held on Friday, October 14th 9:00 am - 11:00 am at WCP 914.**

**All interested owners are welcome to attend.**

### **PLEASE STAY OUT OF THE TREES**

Though inviting, climbing on and in the trees around the association is dangerous. The majority of the trees are soft wood and their limbs will easily break under undue weight.

However, there is also a very serious health issue with animals (especially raccoons) climbing into the trees and using the crotches in the trees to defecate. Animal feces and especially raccoon feces is a very serious health hazard.

Please do not allow anyone - guests, children, unknown visitors, etc. to climb

on any of the trees at any time. If you see someone in a tree, please say something. Thank you.

### **POOL SAFETY REGULATIONS**

Children under the age of 14 (fourteen), may NOT use the pool or jacuzzi unsupervised. If one adult is supervising several children, that adult must be with all of those under 14 at all times, either all in the pool or all in the hot tub, but not split. For safety's sake, please remind your guests of these rules regarding their children.

### **VOLLEY BALL NET**

A volley ball net has been set up at intervals near the play area with the swings, with the uprights secured with lines that are above the sidewalks on either side. These lines are a trip hazard, especially at night, if left in place. Please take the net down when finished with play and make sure the ropes are off the sidewalk.

**KEEP SIDEWALKS CLEAR OF OBSTRUCTIONS AND REPORT TRIP HAZARDS**

Please make sure your fireplace and carport strip plantings that you have opted to maintain do not obstruct the sidewalks. Remove trip hazards, such as toys, hoses, and plant pots. In the common area, the volley ball net should not impede safe sidewalk use.

If a sidewalk is cracked and is a trip hazard, please report it to property manager Dave Russo.

**FREQUENTLY ASKED QUESTION GUIDE PREPARED TO HELP OWNERS**

The Association has prepared a FAQ guide for current and new WCP owners. A copy is included with this month's newsletter for your review and files. The FAQ contains an abundance of helpful information which you may find helpful if any questions arise.

**PARKING REMINDER**

Please do not park a vehicle around the center tree planters. If you have workmen at your unit, please tell them not to park there either. The combination of cars parked in front of a garage or carport and then also next to the center planter will create a serious problem for emergency vehicles, as well as increasing the possibility of accidents for both residents and visitors.

**KEEP DOGS ON LEASH AND CLEAN UP THEIR POOP**

Dogs should be kept on leash outside at WCP at all times. The nature preserve between WCP and the ocean prohibits

dogs being off-leash or their poop left in place. Do not allow your dogs to damage common area plantings.

**MEETING MINUTES INCLUDED**

Included with this newsletter please find a copy of the August 26th Board meeting minutes for review.

**MAINTENANCE ISSUES AT INDIVIDUAL UNITS**

If you need help or recommendation regarding work at your individual unit please feel free to contact Dave Russo at Bartlein & Company during normal business hours. Please do not contact Board members about maintenance issues at your unit or wait to go to the homeowner forum at regular board meetings. Feel free to post a request for suggestions for vendors on the WCP community list.

**IRRIGATION ISSUES** The Landscape Maintenance Committee is working with MGM Landscaping to create a map of the WCP irrigation system and target areas of on-going problems as a priority for repair or replacement of piping, valves, controllers, and/or wiring. Irrigation infrastructure problems are of long standing. There has been progress, but work continues to resolve problems and make the gray (reclaimed) water use as efficient and cost effective as possible.

**PLEASE REPORT ANY IRRIGATION CONCERNS**

If you have any concerns regarding the landscape irrigation or plantings please take a minute to let Bartlein & Company know. Please call Dave Russo 569-1121

ext. 250 or email DaveR@Bartlein.com with any concerns.

### **LANDSCAPE WALK REMINDER**

Regular landscape walks with MGM Landscaping are generally scheduled for the 2nd Tuesday of each month at 10:30 am. Meet at the SW corner of Palm Plaza. Walks last 60-90 minutes.

Regular Tierra Verde Tree Service walks are scheduled for the third Thursday of each month at 11:00 am. Meet at the SW corner of Palm Plaza. 60-90 minutes.

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

### **WEST CAMPUS ISSUES UPDATE**

#### **East Gate Update**

The east side entry bollards will be replaced by a single-hinge metal gate. Since 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 has received the university's clarification of its list of questions generated by community input.

The board is drafting the final application to the Architectural Review Board for approval, which will include formal notification of homeowners about the project.

**Images of the gate design and the placement on the east side of WCP are included in this mailing.**

*Items in previous WCP Newsletters:*

base of the heater or water at the base of the tank.

### **WCP WEBSITE**

The website is a useful resource for residents.

<http://westcampuspoint.net>

### **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.

**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.**

### **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. You are encouraged to check your condo owners' insurance to make sure your coverage is adequate to your needs.

If you are away for a period of time, you may want to consider turning your water off to the tank or to the whole unit, or have someone check your home periodically for water tank leaks. Also, look for signs of water heater failure, most generally rust along the

### **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.

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.

You may want to consider installing a peep hole in your front gate. It is a good idea if someone rings your doorbell to ascertain who is there.

### **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. During this part of the meeting, only board members are allowed to speak. Non-board members may only do so when invited.

### **ASSOCIATION FEE PAYMENTS**

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 or at DaveR@Bartlein.com.

## **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.

## **BACK ISSUES OF THE WCP NEWSLETTER**

New homeowners might want to consult back issues of the newsletter to get a better idea of ongoing issues at WCP. These can be found on the WCP website.

<http://westcampuspoint.net/newsletters>

## **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, Gail Humphreys

**Tree Committee**  
Dominique Jullien, Paul Spickard, Sarah  
Cline

**Financial Reserve Study Committee**  
Tess Cruz, chair; Harold Marcuse, Anna  
Spickard

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