



**Woodside Association Inc.
2274 Woodside Lane
Sacramento, CA 95825**

**August 2011
Monthly Board Meeting
Tuesday, August 23, 2011 at 7:00 pm
Old Woodside Clubhouse**



BOARD OF DIRECTORS

President, John Bird

Vice President

Nick Lapis

Treasurer

Jon Rice

Secretary

Lyn Efken

Director

Allen Anderson

Director

Shirley Meyers

Director

John Atkinson

MANAGEMENT

922-8469

Capital Property Management,

Sherman Britton

Cindy Wickliffe

Bookkeeper

Nancy Sperko

Administrative Assistant

Linnette Hubbard

MAINT. STAFF

Supervisor

Frank Wilcox

Arturo Prado

Anthony Patti

Carlos Patino

Todd Loop

Cesar Patino

ALLIED BARTON SECURITY

849-6828

Whitley Varney

Jaye Olea

George Jackson

Singh Buttar

Woodside News

August 2011

OFFICE UPDATE

Operation Restoration is underway. We began with replacing the majority of the T1-11 siding on building 661, replaced any wood that had dry rot, and replaced insulation on the wall where needed. The replacement of the sheds and roof should be underway in the next few days. We have identified the next building on the list to be building 2237.

This month the pool inspectors were back out in full force and although we had fewer issues then last year we still have some work to do to bring them in to full compliance. We hope to have them in full compliance with in the next thirty days. This includes new signage to meet the standards of the new codes.

The tree committee identified several dead walnut trees on the property and Eco has been in the process of removing them and their stumps well as trimming back several trees on the property. This month we will be doing a considerable amount of trimming to bring the tree and ivy violations to fruition.

Management met with Shannon O'Neill. Shannon has 20 years in the asphalt business and is currently a Project Coordinator for a national construction company based out of Ventura, CA. The meeting was designed to glean as much knowledge about asphalt and seal coating as possible and to get an unbiased opinion regarding the recent seal coat in Old Woodside. We also met with James from Chec Consulting to discuss our findings and to resolve the issues that we discovered. Chec Consulting has agreed to make the appropriate steps necessary to rectify the problem.

An additional refrigerator and dishwasher was purchased to match the existing appliances in the Old club house. These items were purchased to guarantee that the newly remodeled kitchen would have identical appliances.

BOSTICK – seal coat repair to be made in August – if you see seal coat problem under your vehicle please report it to the office. On their next visit they will be here several days and you will receive notice when you parking area is going to be repaired

New payment address

Woodside Association Inc.

POBox 268

Roseville CA 95678

payment options available

- ACH – taken out of your bank account between 5th and 8th of month
- on line bill pay – please include your account # (4) 0's in front – must arrive by the 15th or a late fee is assessed
- mail payment - must arrive by the 15th- **must have coupon attached**
- if dropping off at the office **you must have coupon attached**

MAINTENANCE HIGHLIGHTS (June - July 20)

- Total Open Work Orders – 195
- Total Open Service Requests - 63
- Landing Repairs - 2
- Concrete Repairs - 3
- Shed Repairs/Replacements - 6
- Plumbing & Electrical Repairs - 5
- Gate Door Replacements/Repairs - 9
- Sheetrock Repairs - 3
- New Drains Installed – 80 ft with grading repairs
- Bldg Inspections to Determine Scope of Work – 39
- Fence Repairs – 7

SECURITY

- Car Break-ins – 7
- Cited Cars - 72
- Denver Boots - 1
- Expired Registrations - 4
- Cars with no Current Parking Stickers - 18
- Speeding Cars - 0
- Stolen Cars - 1
- Cellular Calls - 57
- Disturbances - 9
- Maintenance Emergencies - 3
- Noise Complaints - 9
- Suspicious Persons - 5
- Vandalism - 0
- Violations Written – 17

CONTACT SECURITY IMMEDIATELY

If you observe suspicious persons or activity, outside your unit, near your car or on the property call security immediately! (849-6828). Even a 5 minute delay can allow the situation to deteriorate dramatically. The next step is to call the Sheriff's Dept. (916-874-5115). While security is in route they will not have time to call the Sheriff's Dept. themselves. Security does not respond to or deal with people off the property.

Decisions from the Board

- Voted to Lien/Foreclose on Delinquent Units
- Voted to write-off uncollectible dues on one (1) bankruptcy/foreclosed unit
- Tabled decision on new address numbering at 2252
- Approved trimming roots of Magnolia Trees and pouring sidewalk straight to the street with steps at 2224-4 & 5
- Approved Weatherite windows at 709-2 and 641-1
- Approved contract with Pacific Utility Audit for potential financial savings
- Approved additional locks at Sierra/East Pool Houses
- Approved additional lock at Laundry Room #6
- Approved additional lock at Swanston Gate
- Approved further investigation into guards carrying pepper spray and handcuffs
- Approved workers compensations renewal policy with ICW/Willis HRH Insurance
- Approved new speed bumps on Old Woodside Lane in elongated style of Woodside East
- Approved 2nd contract with Custom Care for cleaning pool furniture/porter service at pools
- Tabled discussion to division of bldg 2252 and bldg 2254 and approved getting a second contractor's opinion.
 - Approved repairs to external walls of 630-3



Financial Report

General Financial Position

At the end of June there was \$1,083,185 in cash Reserves. \$29,477 was spent on Reserves during the month. Of the \$155,000 Special Reserve Assessment due August 1, 2010, \$150,060 or 96% has been collected. Since switching to a third party provider for natural gas, the association has saved more than **\$26,500**.

Delinquencies

At June 30, delinquent assessments over 30 days late totaled approximately \$101,508. The Association did not collect \$15,519 in the month of June.

Twenty Nine (29) units are currently in collections.

Since 2007, 74 units have completed the foreclosure process, forcing a write-off of \$273,962.48 in delinquent dues, special assessments, and late fees.



THINKING OF SELLING?

Owners considering or in the process of selling your units, please be advised that you should request two pest reports, one for the interior and a separate one for the exterior. This makes scheduling of repairs more efficient as Woodside is generally responsible for the exterior and the homeowner is generally responsible for the interior.



An **Estoppel (an inspection) must be completed** by the architectural chairperson – please call the Woodside office to set up an Estoppel prior to selling your unit to avoid delays in closing.

REPORTING WATER LEAKS

If you have any water leakages in your unit please notify the office immediately (922-8469). For water related emergencies after hours, please call Security at 849-6828 (6pm – 8am) or on weekends. The Association will be able to direct you as to whether the responsibility is the homeowner's or the Association's.



Water shut off – if you or your plumber need to turn the water off, you must give the Woodside office 48 hours notice. The water shutoff affects all the residents in your building. Water shut off hours are between 10am and 2pm and repairs need to be scheduled during those hours. Water will not be shut off on the weekends unless an emergency

LANDSCAPE COMMITTEE

Common area changes must be approved. Landscape and tree request forms are available in the office.



Newly landscaped areas include 615, 628, and 2266 (south side). Landscaping is currently in progress at the Sierra pool. Several areas in Old, East, and Sierra are slated for August work.

Janet Shaban, Landscape Committee Chair (483-7669)

SMUD SHEDS



As stated in the Rules and Regulation Section XVI.A (page 19) SMUD Sheds are not to be used for storage by residents. Anything stored in these sheds will be considered a hazard and will be removed and disposed of.

Condo Insurance Policy or HO-6 - Homeowners you need to make sure that within your Condo Policy they have purchased \$10,000 worth of building coverage. Also review your liability limits – is it adequate? Remember if you are liable for damage to another unit (example water damage from an overflowing toilet) you want your condo policy to cover that for you. **All owners are urged to contact their insurance representative or the Association's insurance broker, George Hullin, Willis HRH Insurance to obtain this coverage.**



New metal gate and shed doors – hardware is available for purchase at HOA office.

dead bolt \$15

door knob \$20

If you purchase your own remember they need to be oiled bronze or antique gold – dark in color.

tips from Woodside On...

Tenant Screening

Good tenant screening protects the owner's investment as well as the Woodside community as a whole.

Rental screening can include but is not limited to:

Credit Reports

Eviction Search

Criminal Search

Bad Check Search

Previous Tenant History

Verification of Social Security Number

Risk Scores

The following credit service companies provide these services:

Rental Housing Association (RHA) (916) 920-1120

Credit Bureau Associates (CBA) (800) 564-6440 x 124

Very Important! Owner Responsibilities:

All tenants must register with the office upon move-in

Rental agreements must be a minimum of six (6) months

**Provide tenants with a copy of the CC&R's and Rules & Regulations
(copies available online at Woodsidehoa.com)**

**Owners are responsible to the Association for any breach of
Rules by them, their tenants, or guests**

**A BIG THANK YOU TO THE FOLLOWING BUSINESSES
WHO CONTRIBUTED PRIZES TO THE 4TH OF JULY RAFFLE**

**Advanced Integrated Pest Management
Sac Val Plumbing
Capital Property Management
Exotic Plants
Custom Care Services
Robert Crawford Structural Engineer
Fernandez Landscape
Vans Carpets**

**Landmark Venture Management
Jeff's Locksmiths
Da Re Concrete
Sun Fare Pool Service
Sushi Hook Restaurant
Eastern Empire Restaurant
Food Junction Market
Relles Florist**

*I would personally like to thank all of the people who helped to make the Fourth of July party a success. It was a combined effort and I could not have done it without lots of help. Now I know.
Sincerely Laurie Thrash*



**THIS MONTHS CALENDAR OF
EVENTS**

**SUMMER SOCIAL SPECAIL
Birthday Party
Sunday, August 14
2:30pm to 4:30 pm**



If your birthday is between January 1st and December 31st 2011 you are invited to attend this party. Cake, Icecream, coffee or tea will be served in the Woodside Clubhouse. To make this a truly festive occasion there will be entertainment from 3pm to 4:00pm

Tim Wilson

A talented singer , will be on hand to sing a little Sinatra, Elivs and a little Country. Tim tried out for the American Idol last year and made it thru three auditions, Better luck next time! So reserve this date on your calendar and come and socialize, who knows you may find a new friend.

There is no fee for this event, if you plan to attend please call the office or sign up in the Clubhouse or Office. It will help us know how much cake we need

HAPPY BIRTHDAY



Swanston Community Center – offers many morning and afternoon classes. **Computer Classes** – Unlocking the Internet, August 25 \$10. and Computer literacy on Tuesdays(4) weeks 1-3pm \$30. Several **MORNING AND AFTERNOON exercise classes** including (NEW CLASS) Tai Chi: moving for better balance on Tuesday and Thursdays \$50/12wks **Ping Pong Club** meets on every Tuesday 1:00pm – 3:00pm Mid week matinees of current released films on DVD's . **All Season's Café** Monday – Friday 11:00am – 12:45pm for those 60 and better Donations appreciated. Swanston Community Center is located on Northrop next to Woodside East. Please come by and meet us.



WOODSIDE SERVICE DIRECTORY

The Association offers these advertisements for the convenience of our homeowners. Advertise for as low as \$25 per month! Call the Woodside office for details 922-8469



**LANDMARK
VENTURE MANAGEMENT, INC.**

Lyn Efken
Realtor
Property Manager

(916) 746-7849 P.O. Box 2833
(916) 798-9898 Cell Granite Bay, CA 95746
DRE Lic.# 00782155 landmarkventuremanagement.com



Jo Ann Pino

Top 10% Senior Executive Associate
Masters Club Outstanding Life Member

6815 Madison Avenue
Fair Oaks, CA 95628
E-mail: joannpino@thegrid.net



**#1 Selling Agent
in Woodside!**

Cell.: 916•747-3236
Res.: 916•988-3236
Fax: 916•962-1435

LYON
REAL ESTATE
www.Golyon.com



Financial Network
Financial Network Investment Corporation

California Insurance
License # OC96147

Glen B Cheron
Financial Planner

1300 Ethan Way, Suite 150
Sacramento, CA 95825
Phone: 916-643-1400
Toll-free: 877-643-1400
Fax: 916-643-2211
Cell: 916-402-0260

**Woodside
Resident**

cherong@financialnetwork.com



All Colors

**Painting and Decorating
Handyman Services**

Electrical, Plumbing and Cleaning Available

No Job too Small

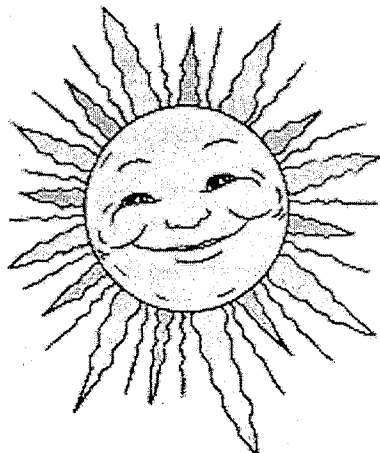
Senior Discount

Mark Montalvo

Lic # 721168

A Woodside Resident

(916)489-9688



Sylvia Petersen Young, MS, CCHT, MFT #43264

Marriage Family Therapist - Relationships



YOUNG THERAPY

Life Coach, Hypnotherapy, Grief Counseling
25 Cadillac Drive #230 - 916-802-9903

www.youngtherapy.net

WOODSIDE RESIDENT