

BOARD OF DIRECTORS

President, John Bird

Vice President

Nick Lapis

Treasurer

Jon Rice

Secretary

Lyn Efken

Director

Allen Anderson

Director

vacant

Director

John Atkinson

MANAGEMENT

922-8469

Capital Property Management,

Sherman Britton

Cindy Wickliffe

Bookkeeper

Nancy Sperko

Administrative Assistant

Lynette Hubbard

MAINT. STAFF

Supervisor

Frank Wilcox

Arturo Prado

Anthony Patti

Carlos Patino

Todd Loop

Cesar Patino

ALLIED BARTON SECURITY

849-6828

Jaye Olea

Site supervisor

Whitley Varney

George Jackson

Joe Alves

Steven Lewis

Dwayne Ada

Woodside News

December 2011

BOARD CANDIDATE FORUM

Come and meet the nine candidates who will be running on the ballot for the January 11, 2012 board election. The forum will be held Wednesday, **Dec 14, 6pm at the Club House in Old Woodside**. The forum will be moderated by Nola Castle, Chairperson of the Nominating Committee.

OFFICE UPDATE

As always, there are many projects underway on the Woodside campus. We are wrapping up the second building on our Operation Restoration project and we are well into our third building. We have done some prep work on several of the other buildings that are on the restoration list. Scheduling major work during the rainy season is always a challenge and at times cumbersome. We are however, determined to complete as many of the buildings as we can. We are considering our options on how we can best achieve our goal of completing ten buildings per year.

During the rainy season work does not stop. A great portion of our attention turns to weather related water issues. A small amount of water left unchecked, can turn into a monumental problem. It is imperative that we keep our buildings water tight. Roof leaks, backed up drains, pipe breaks, irrigation lines, sprinklers, windows, even walls that have been compromised can cost tens of thousands of dollars worth of damage and repairs.

The carport at 661 is up and functioning. This has been the carport from...well, you know where. The permit process was far more intense than we had expected. A major telephone feed to Sierra was in the path of one of the posts, so a redesign of the footings needed to be engineered. The change from vertical wood post to metal post posed a small challenge. However in the end, we feel we have a more structurally sound carport that should last for many years to come.

We have several landscaping projects in the works. 722-724 courtyard has been completed and looks great. The landscaping at 2224 (where the two magnolia trees were removed) looks amazing. Our thanks goes out to Lyn for steering that project. Our list of landscaping bids that have already been awarded include but is not limited to the areas of 2266, 661, 802, 637, 702/706 courtyard as well as others.

The office has conducted two training sessions for our staff which should help each of us perform our daily task a little more efficiently. These training sessions also included some cross training which will enable the office to function more effectively during vacation times and the holiday season.

Capital Property Management would like to wish the board, members of the association and all residents a wonderful Holiday Season.



MAINTENANCE (October 15-Nov 15)

Total Works Orders Outstanding – 154

Total Service Request Outstanding - 51

- Inspections to Determine Scope of Work – 10
- Concrete Repairs Expansion Boards Replaced – 3 areas 9 cubic Yards
- Roof Repairs and Replacements – 5
- Fence and Gate Repairs – 7
- Gutter Downspouts Repairs – 4
- Stucco Sheetrock Repairs Due to Water Leaks –5
- Painting Projects - 2

USESECURITY (October 15 – Nov 15)

- Car Break-ins 4– Sierra
- Cited Cars - 75
- Denver Boots - 4
- Expired Registrations - 11
- Cars with no Current Parking Stickers - 10
- Speeding Cars - 9
- Stolen Cars – 1 Sierra
- Tows - 0
- Cellular Calls - 82
- Disturbances - 6
- Maintenance Emergencies - 1
- Noise Complaints - 10
- Suspicious Persons - 19
- Violations Written – 18

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

- Approved October Minutes
- Approved Names be drawn from a hat for Board Candidates Ballot
- Approved Dog Park Rules
- Approved Request for adjustment to clubhouse hours
- Approved 2225 #3 Remodel
- Approved Write Offs due to Foreclosure.
- Approved Roof Contracts for 2290-1, 2229-7, 883-2, 790-10



I. FINANCIAL REPORT

General Financial Position

At the end of October there was \$767,123 in cash Reserves. \$99,194 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 **\$36,000**.

Delinquencies

At October 31, delinquent assessments over 30 days late totaled approximately \$130,383. The Association did not collect \$18,813 in the month of October.

Twenty Nine (29) units are currently in collections.

Since 2007, 85 units have completed the foreclosure process, forcing a write-off of \$312,547 in delinquent dues, special assessments, and late fees.



Owner Responsibilities When renting out your unit.

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 their tenants or guests



STORM READINESS



If the power goes out notify SMUD by calling the 24-hour outage line at:

1-888-456-7683

The office staff does not generally have information on the length of the outage or when the electricity will be back on. Outages may affect the various parts of the property differently. The office requests the phone lines remain as free as possible to respond to roof leaks, trees down and other emergency situations as quickly as possible.

THINKING OF SELLING? WHAT TO DO

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.

Slab Leaks and Warm Floors – If you notice that your floors are nice and warm this winter please notify the Woodside Office – although it may feel good it could be a slab leak and needs to be taken care of immediately.

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 exists.





Check Before You Burn

Sacramento County's newer **Check Before You Burn** law has been in effect since December 1, 2007. As there are **wood burning fireplaces in Woodside**, please take notice of the following information.

Check Before You Burn will occur every year from November through February. Residents have been told to **Check Before You Burn** everyday throughout the winter.

There are burn restrictions at the following Stages:

1. Stage 2 All Burning Prohibited

Air quality if forecast to be unhealthy and exceed 40 micrograms of particulate matter per cubic meter. No burning of any solid fuel, including wood, manufactured logs or pellets is allowed in indoor or outdoor fireplaces, wood stoves, fire pits or chimneys.

2. Stage 1 No Burn-Unless Exempt

Burning is prohibited when air quality if forecast to be 36-40 micrograms per cubic meter unless you use an EPA certified fireplace insert or stove, or pellet stove.

To check to see if burning is restricted or prohibited from November through February you can:

1. Call 877-NOBURN-5 (877-662-8765)
2. Check the weather page of the Sacramento Bee
3. Visit www.AirQuality.org or www.SpareTheAir.com
4. Sign up to receive a daily Air Alert by e-mail by visiting www.SpareTheAir.com. Check the "Daily Air Quality Forecast" box in order to receive the daily burn status.

There are no restrictions on gas-burning fireplaces.

You may use gas logs at any time.

Those with gas logs may not burn anything but the gas logs.

No fire logs or wood can be used in the gas fireplaces.

Condo Insurance Policy or HO-6 - Homeowners need to make sure that within your Condo Policy you 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.



Landscape Committee

Common area changes must be approved. Landscape and tree request forms are available in the office. Newly landscaped areas include 2294 and the 722-724 courtyard. Janet Shaban, Landscape Committee Chair (483-7669)



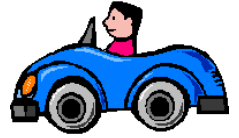
SMUD SHEDS



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**.

LEASED PARKING AVAILABLE

If you are interested in obtaining a leased parking space, please check to see if one of the spots listed below will work for you. Once you pick out a space there is a form that must be filled out when you bring in your check. If you lease a space in the middle of our 6 month period, the fees will be prorated accordingly. The leased parking fee of \$180.00 is due every 6 months. Woodside's available leased covered parking spaces are listed below. The closest buildings have been listed for your reference. Maps of the specific parking lots are available from the Woodside Office.



Old Woodside	321,322, 323, 324, 817	Parking Lot 15	near Building 2294
Woodside Sierra	4-14, 4-15, 4-16	Parking Lot 9	near Building 633
Woodside Sierra		Parking Lot 10	near Building 641
Woodside East	356,357,359,360,366,367,369,377,389	Parking Lot 1	near Building 895/893
Woodside East	743	Parking Lot 7	near Building 712/716

You may also request to have your name on a waiting list if a particular spot is taken and you would like to be notified once it becomes available.

DID YOU KNOW

You can be fined up to \$500 for not picking up after your dog.

Pet waste contains bacteria that can harm the environment and humans. Pet waste left on lawns and sidewalks will wash into the storm drain system. Here's what you can do:



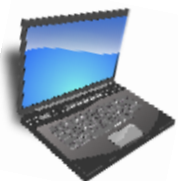
1 When walking your dog, always carry a plastic bag and pick up after your pet.

2 Dispose of pet waste in the trash.

3 Never wash pet waste into a storm drain.

Wireless in the Clubhouse!

The Old Woodside Clubhouse now has wireless internet connection! Bring your laptop and enjoy the peaceful atmosphere.



PLEASE KEEP THE OFFICE UPDATED!

Have any of your phone numbers changed? Please remember it is your responsibility to keep Woodside updated including changes to phone numbers, mailing address, or property manager if your unit is rented out.





HOLIDAY DECORATIONS

December holiday decorations may be displayed up to 30 days before Christmas and 10 days after New Year's Day when the entire house can be decorated. No decorations or signage may be permanently affixed to a unit door. Holiday lights/decorations may be displayed in the patios, decks, and on the entry door. They may not extend to adjacent shrubbery, trees, or common area light poles. Decorations may be hung from balconies above patio areas.



GIFTS AND GRATUITIES

No employee may accept a gift or gratuity from any vendor, resident, or person doing business with Woodside as it may give the appearance of influence regarding their business decisions transactions or service.



Non –monetary gifts from residents are much appreciated!

Gift cards are allowed and welcome

CALENDAR OF EVENTS

🎵 **HELP !** I need somebody, **HELP** 🎵 I am not talking about the Beatles but **You** signing up to help out at one of the Woodside events listed below - the more the merrier, and you will be sure to make some new friends in the process.

If you are interested in volunteering stop by the Woodside Office, 2274 Woodside Ln in Old Woodside to sign up.

ANNUAL HOLIDAY PARTY

Saturday December 10th, 6:00 pm

Old Woodside Clubhouse Enjoy a scrumptious Holiday buffet featuring Christmas and Hanukkah treats

Please sign up by Wednesday, December 7 – **free event**

Sponsored by the Woodside HOA



CHRISTMAS CAROLING

Sunday, December 18th, 6:00 pm - 8:00 pm

Please meet in the Old Woodside Card Room for Mulled Wine, Cider, Cookies and Song Sheets.

Dress warm and bring a flashlight

Please sign up at the Woodside Office





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

December 2011

ANNUAL MEETING

Tuesday, January 10, 2012 at 7:00 pm

Monthly Board Meeting

Tuesday, January 24, 2012 at 7:00 pm

Old Woodside Clubhouse

