

BOARD OF DIRECTORS

President, John Bird

Vice President

Lyn Efken

Treasurer

Shirley Meyers

Secretary

Jan Mitchell

Director

Allen Anderson

Director

Frank O' Connor

Director

Pamela Williams

Woodside News

February 2008

NOTICE OF ANNUAL MEETING

In accordance with Article 4, Section 4.1 of the Association Bylaws, the Annual General Membership Meeting of Woodside Association Inc. will be held on Tuesday, March 11, 2008 at 7:00 PM at the Old Woodside Clubhouse located at 2291 Woodside Lane, Sacramento, California. The Association Bylaws state that the business of the Association cannot be conducted unless a quorum equal to 25 percent or 181 homeowners who are eligible to vote do so in person on the night of the meeting or by secret ballot. Those running include Allen Anderson, Isabel Ashkar, John Atkinson, John Bird, Joan Haradon, Shirley Meyers, Dorothy Wooldridge and Cyrus Youssefi.

OFFICE UPDATE

Ballots for the election of Board Members were mailed to the membership on January 14th.

The Association will receive \$38,000.00 from insurance carrier (less deductible of \$10,000.00) for damage caused by wind storm on January 4th. We have received the initial \$20,000 check. The balance of \$8,000 will be paid upon completion. Maintenance will do as much of this repair work as possible. We will hire outside contractors to repair the roof and for tree/stump removal. If the expenses exceed the adjustor's estimate, management will go back to the insurance adjustor to request an increase.

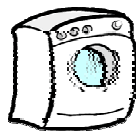
EMERGENCY ASSESSMENT

The Woodside Board of Directors voted at the October 23 Board meeting to levy an emergency assessment in the amount of \$362,500.00 or \$500.00 per unit. The assessment is necessary to payoff the line of credit obtained for flood rebuilding purposes. The Board continues to seek reimbursement from the insurance carrier. A task force has been assembled to appeal to FEMA in the event the Insurance Company denies our last submittal. The assessment is due February 1, 2008. To ease the payment burden, the Board has approved three payments as follows:

February 1 st , 2008	\$175.00
March 1 st , 2008	\$175.00
April 1 st , 2008	<u>\$150.00</u>
	\$500.00

Efforts continue to find solutions to prevent future flooding.

Please write Emergency Assessment checks separate from your monthly Homeowner's dues.



Laundry Installation

The new washers and dryers will be installed Tuesday, February 19th – Thursday, February 21st. Please schedule your laundry needs around these dates as the Laundry Rooms will not be available for use on these three days. You may trade in you old laundry card for a new one beginning Tuesday, February 19th in the Woodside Office

MANAGEMENT

922-8469

Property Managers,

Brad & Cindy
Wickliffe

Bookkeeper

Nancy Sperko

Administrative Assistant

Linnette Hubbard

MAINT. STAFF

923-5275 On-Call

Supervisor,

Don Jackson

Ryan Mercure

Travis Stewart

Ramon Andres

Robert Stiffler

Rick Jeffrey

Arturo Prado

SECURITY

849-6828

Supervisor,

Adam Wade

Art Walker

Whitley Varney

Jaye Olea

MAINTENANCE

- **Work to repair wind storm damage is in full swing.**
- **Hired two seasonal employees to clean roofs and gutters.**
- Total Open Work Orders **136**
- Work Orders Opened December 21 – January 15 **65**
- Work Orders Closed December 21 – January 15 **71**
- Decks (2241-10) **1**
- Roof Leaks (891-3, 629-1, 877-11) **3**
- Walkways/Landings (2294) **In Process**
- Shed Doors (2241-4) **1**
- Carport Repairs (600) **1**
- Shed Roofs (820-6) **1**
- Blackouts (600, 2201, 782) **3**
- Gutter/Roof Cleaning **In Process**
- New Light Fixtures Installed **6**
- Pole Light Globe Replacement (All Woodside) **14**
- Unclogged Drains **Many**
- New Circulating Pumps (705, 643) **2**

SECURITY

In the month of December there were no car break-ins, stolen cars, home break-ins, or acts of vandalism reported.

- Cited Cars **107**
- Denver Boots **3**
- Expired Registrations **5**
- Cars without current parking stickers **9**
- Speeding Cars **12**
- Tows **1**
- Cellular Calls **104**
- Maintenance Emergencies **1**
- Noise Complaints **14**
- Suspicious Persons **12**
- Violations Written **27**

GENERAL FINANCIAL POSITION

The financial statements record that Woodside ended the month of December, Operating Budget vs. Actual, was positive \$34,873.41. A one-time adjustment for \$50,000 was made in November to prepaid insurance for the prior fiscal year.

Management continues to pay down the Line of Credit obtained for flood rebuilding purposes at a rate of \$10,000 per month. The current balance on the Line of Credit is \$510,000 as of February 1st.

At the end of December, there was approximately \$257,321 in cash Reserves. An additional \$100,000 has been invested in a Certificate of Deposit which will mature June 2008 for a total of \$357,321 in reserves. \$21,723.50 was spent on Reserves in December.

\$132,130 has been collected for the \$500 Special Assessment which was due February 1, 2008.

DELINQUENCIES

Delinquent Assessments total approximately \$69,416.00. There are an estimated twelve (12) units are at some level of the foreclosure process.

Eighteen (18) units are currently in collections. Only four (4) of these accounts are delinquent in paying the prior Reserve/Flood Assessments.

Candidates' Night

As announced in last month's newsletter and approved at the January 22nd Board meeting, the Nominating Committee has hosted a second annual Candidates' Night. On January 28, eight contenders for the Board gathered to present what they felt were priorities, pressing issues and suggested board member qualities to approximately 20 homeowners. Among the prevailing issues cited were: finances, property values, maintenance, water and flood, trust and transparency. Candidates addressed both pre-distributed and spontaneous questions from residents within a two-minute time allotment which served to ensure equity to all candidates. Attendees appreciated the opportunity to hear from eight homeowners who all bring unique qualifications. While only four board openings exist, the participation of so many enthusiastic candidates is a tribute to the talent here at Woodside as well as the commitment to this wonderful property. We thank all eight candidates for their participation.

Submitted by: Nominating Committee, Kim Edwards

Second Candidates' Event

The second Candidates event will be held **SATURDAY, FEBRUARY 23 at 2pm** in the Old Woodside Clubhouse. All are welcome. The purpose of the event is for residents to hear from candidates running for the Woodside Board. Once again this event will be moderated by Nola Castle, Chair of the Nominating Committee.

Water Issues at Woodside

If you have any water leakage 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.

Please welcome our new Water Committee chair John Atkinson - if you have any questions he can be reached at 971-0433.

Water shut off – if you or your plumber will need to turn the water off you must give Woodside office 48 hours notice – the water shutoff affects all the residents in your building. Water shut off hours are between 10am and 2pm so repairs need to be scheduled during those hours.

Change in Woodside Assessment Collection Policy

The Woodside Assessment Collection Policy was amended at the monthly board meeting held January 22, 2008. Dues and Assessments may now be paid up until midnight of the 15th of the month to be considered on time, where previously the time was 6:00 PM. **The Woodside office will no longer honor postmarked dates. Dues and Assessments must be in the physical office no later than midnight on the 15th or will be considered late and a 10% late fee will apply.** Please keep a copy of the amended policy which is attached at the end of this newsletter.

2008-2009 COUPON BOOKS

2008-2009 Coupon books will be mailed out the beginning of June. Your monthly dues, if changed, would take effect July 1.

Common Area Inspections

Management and maintenance crews will be inspecting common area structures over the next several weeks. Structures to be inspected will include balconies. Please be aware that during this time we may need to access the inside of your balcony via ladders to do a thorough inspection.



Tree Committee

As most of you probably know, Woodside suffered severe damage from the storm on Friday, January 4. Sierra lost five large trees, East lost major limbs on three trees, and Old Woodside lost three trees. Woodside's maintenance crew worked many extra hours in terrible weather removing fallen limbs, clearing the road in Sierra so that traffic could pass through, and rebuilding a damaged carport. Arborists have been on site removing the larger fallen limbs and trees. Some work still remains to be done.

At the January Board meeting, the Board approved the removal of six trees damaged by the storm and considered to be hazardous. The Tree Committee will continue to monitor other trees that may be at risk.

Last month's newsletter reminded homeowners that you are responsible for the care and maintenance of patio trees, which includes removing hazardous limbs and adequate clearance pruning. Only pre-existing trees are exempt from homeowner responsibility. Please notify the office if you plan to have arborists on the property to prune or remove a patio tree.

At any time, if you note a serious tree problem or emergency, please call the office immediately. For other questions or concerns, you may fill out a Tree Request form available online or at the office, call me at 483-8558, or e-mail me at conniebrown37@sbcglobal.net. We welcome your comments.

Connie Brown, Chair, Woodside Tree Committee



Reminder of Woodside's Policies regarding Trees and Shrubs

Trees located in patio areas:

- May not touch buildings
- Must be kept a minimum of 3ft away from building roofs
- Are not allowed to overhang or make contact with upstairs balconies
- Any tree uplifting or pushing against a patio wall, fence or shed must be removed
- Unsightly trees or branches must be pruned or removed

Shrubs located in patio areas

Patio Shrubs must not:

- be allowed to infringe on adjacent units
- touch or block an adjacent unit's window
- touch building or building roof

Patios beneath balconies:

- Shrubbery may not exceed the height of the floor of the upstairs balcony
- The shrubs may not touch the bottom deck of the balcony

If not corrected by owner within 30 days of notification, management will arrange for work to be done and invoice owner.

Resident Reminder

Front door ways –make sure you have a threshold at the bottom of your doorway. This will help to keep you from losing energy, will keep rodents out and will keep leaves from coming in under the door when our landscapers are using the blowers.

Landscape Committee

The 888-892 courtyard has been landscaped.

Residents who wish to select and pay for landscaping (shrubbery, for instance) in a common area (a courtyard, for example) should complete a Request for Woodside Common Grounds Landscape Work Paid For By Resident (form available in the office).

A form entitled Request That Woodside Landscape Committee Place a Common Grounds Area on a List of Landscape Projects to Be Paid For By the Association is also available.

Please report locations which have suffered landscape destruction due to maintenance or construction projects.

Kindly direct requests for shrubbery trimming or removal in a common area to Janet Shaban (483-7669), not the landscape workers.

Please do your part to protect the landscape. Irrigation problems should be reported to the office via 922-8469 or office@woodside.com. Pet excrement should be removed promptly; left to linger, it kills grass.

Dirt paths result from footsteps through ground cover.

Janet Shaban, Landscape Committee Chair



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.

Parking at Woodside

Woodside only allows two vehicles per unit on the property. Please remember to notify and update your registration form with the office if you add or change vehicles. Make sure you have the correct parking sticker on you vehicle to avoid tickets or having your vehicle booted or towed. A silver sticker indicates one vehicle on the property and a bronze sticker indicates two vehicles are on the property. No residents’ trucks or motorcycles allowed on Woodside property at any time. Only commercial trucks may be on the property 8am – 6pm while conducting business, and they must have the business name on the vehicle.

Leased Parking

If you are interested in obtaining an available leased parking space, please check to see if one of the below listed spots will work for you. Once you pick out a space there is a form that must be filled out at the time 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	308	Parking Lot 14	near Building 2290
	321, 322, 323, 324, 818 & 820	Parking Lot 15	near Building 2294
Woodside Sierra	4-15 and 4-16	Parking Lot 9	near Building 633
Woodside East	356, 357, 359, 360, 365, 366, 389	Parking Lot 1	near Building 895/893
	432	Parking Lot 2	near Building 882/878

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.

Light Fixtures

Beautiful light fixtures are available for purchase in the Woodside office at a cost of \$75 for the porch light and a smaller style is available for the patio at \$25. Installation is available at a cost of \$25 per fixture. Come by the Woodside office where the fixtures are on display. These fixtures are for residents wanting to update their current fixtures.

Architectural Review Committee

Owners who preformed improvements on units for the year 2007:

The Architectural Review Committee will be contacting you during the month of February to schedule follow-up inspections of all improvements and repairs made by you during the year 2007.

This follow-up inspection is necessary to ensure the continued safety and quality of life for all owners and tenants in Old Woodside, Woodside East and Woodside Sierra.

We will make every effort to schedule such inspections at your convenience. Please contact the Architectural Committee through the Management Office if you have any questions.

Thank you!

Architectural Review Committee

Vehicle and Pedestrian Gates are Important to Woodside Safety

Increasingly, we are finding our pedestrian gates being left open or ajar. We are also hearing reports of individuals climbing over and causing damage to our vehicular gates.

- Please be sure that pedestrian gates lock behind you when you exit the property. Also, if you observe an open pedestrian gate, please secure it immediately. Gate keys may be purchased in the office (\$5.00 for key – checks only, no cash please).
- If you observe someone climbing over a vehicular gate, please report this immediately to security, together with the description of the individual and what unit the individual may be connected with. Also report any other illegal entry over a fence or gate to Woodside security immediately. “Gate climbers” will also be held liable for any damage inflicted to vehicular or pedestrian gates. Repairs to vehicular gates can be particularly costly.

Gates and fencing are an important part of our system of “stacked crime deterrents” at Woodside. Other crime deterrents include:

- Our 24/7 Woodside Security Patrol (849-6828)
- Unit security done by each resident such as dowel-secured windows and sliders
- Residents immediately calling in suspicious persons or activity to Security
- Woodside Neighborhood Watch (please leave a note in the security committee mailbox in the office if interested in joining)

Frank O’Connor, Chairman Safety Committee

The Pedestrian key now works at the Billiard room in the Old Woodside Clubhouse. Your core key no longer works at the Billiard room.

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. You must have an Estoppel (an inspection) completed. You can schedule an appointment for inspection of your unit at the Woodside office.

Woodside Scrabble Club

The Woodside Social Committee invites all Woodside residents to join the Woodside Scrabble Club. The club will meet every Tuesday from 1:00 pm to 3:00 pm. Simply show up at the Clubhouse on Tuesdays at 1:00 pm and join a table that needs a player. No fee required.

Beginners are welcome! If you would like to learn how to play this club is for you!

Keep the Office Updated

Please remember it is your responsibility to keep Woodside updated, including changes to phone numbers, mailing address, or property management company.

NO Cash Policy

Woodside has adopted a NO CASH POLICY. Please come prepared with a personal check, cashiers check, or money order when paying your dues, special assessments, or purchasing equipment from the office.

Woodside Employees are prohibited from accepting cash gifts of any amount as compensation for work performed. During the holiday seasons non monetary gifts are welcome and very much appreciated.

Check Before You Burn

Sacramento County's new **Check Before You Burn** law has been in effect since December 1. 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.

INSURANCE COVERAGE REMINDER

The Association maintains flood insurance coverage for the structures. Woodside residents are encouraged to carry their own flood insurance to cover the contents within the unit in case of a flood. **Copies of flood policies are in the office.** Please call if you would like a copy for your records.

Woodside Association Inc.
Assessment Collection Policy

Assessment payments are due on the first (1st) of each month and delinquent if received in the Woodside Association office after midnight on the fifteenth (15th).

If the 15th of the month falls on a Saturday or Sunday, dues are due by midnight on Monday. If Monday is a legal holiday, dues are due by midnight on Tuesday. If the 15th of the month falls on a legal holiday, dues are due by midnight the following day.

A late fee in the amount of ten percent (10%) of the monthly dues assessment (rounded down to the nearest dollar) will be imposed against all delinquent assessments, and interest at the rate of twelve percent (12%), commencing thirty (30) days after the assessment becomes due, will be imposed upon all sums due.

Notwithstanding any instructions to the contrary, payments will be applied to an Owner's account in the following order:

1. To any fees and costs of collection assessed against the Owner:
2. To outstanding interest charges:
3. To any outstanding special assessments unless the Board has authorized an alternative payment plan:
4. To delinquent assessments and, finally,
5. To current assessments.

Delinquent Owners will have forty-five (45) days from the date assessments become due to pay all charges in full or an assessment lien may be recorded against the Owners property. The lien recording fees and costs, late charges and interest shall be assessed against the delinquent Owners and must be paid in full prior to the release of the lien.

Owners have thirty (30) days from the date of the recordation of the assessment lien to pay in full or the lien will be foreclosed. All foreclosure fees and costs, late charges and interest will be assessed against the delinquent Owner and must be paid in full before the foreclosure sale will be cancelled.

Special Individual Assessment must be paid in accordance with the time frames set forth in Article IV of the Association's CC&R's. Failure to pay Special Individual Assessments will be subject the affected Owner to the same foreclosure proceedings as apply to Regular Assessments.

Common Maintenance Special Assessments due dates shall be set by Board Resolution as necessary.

In addition to the above, the Association does not waive its right to bring an action at law or in equity to collect delinquent assessments.

Amended January 22, 2008



Woodside Association Inc.
2274 Woodside Lane
Sacramento, CA 95825

February 2008

The next Monthly Board meeting will be held on
Tuesday, February 26, 2008 at 7:00pm
in the Old Woodside Clubhouse

We hope to see you there!!!