

## BOARD OF DIRECTORS

**President,** John Bird

**Vice President**

Allen Anderson

**Treasurer**

Cyrus Youssefi

**Secretary**

Jan Mitchell

**Director**

John Gomez

**Director**

Nick Lapis

**Director**

John Atkinson

## MANAGEMENT

**922-8469**

**Capital Property  
Management,**

Cindy Wickliffe

Sherman Britton

**Bookkeeper**

Nancy Sperko

**Administrative  
Assistant**

Linnette Hubbard

## MAINT. STAFF

**923-5275 On-Call**

Supervisor,

Don Jackson

Ryan Mercure

Robert Stiffler

Arturo Prado

Bennie Manning

Alberto Gomez

Anthony Patti

## SECURITY

849-6828

Supervisor,

Adam Wade

Art Walker

Whitley Varney

Jaye Olea



# Woodside News

## February 2009

### **Repeal of Association Responsibility for 'Moen Valve'**

The Board of Directors voted at the January 27<sup>th</sup> monthly meeting to repeal the two (2) page policy titled "Association Responsibility Policy" and "Homeowners Responsibility Policy" dated 12-21-92. The reason for the repeal is two-fold. Generally, all of the Association's policies should be reflected in the governing documents: Articles of Incorporation, CC & R's, Bylaws and Rules & Regulations. Secondly, certain elements of this policy were in conflict with the CC & R's making them unenforceable. Specifically, the Association may not take responsibility for the individual homeowners 'Moen' Valve (Temperature Control Valve) nor the tub overflow valve. These plumbing components are specific to the individual unit and are the responsibility of the homeowner.

### **Insurance Deductible Policy**

The Board of Directors also voted at the last monthly Board Meeting to ratify the new Insurance Deductible Policy for both the Flood Policy and General Liability Policy. Homeowners are generally responsible for the \$5000 deductible per building on the Flood Policy (shared between units that actually sustain flood damage) and \$10,000 property deductible Policy. Homeowners need to make sure that within their Condo Policy they have purchased \$10,000 worth of building coverage. **All homeowners are urged to contact their insurance representative or the Association's insurance broker, George Hullin, Willis HRH Insurance to obtain this coverage.**

### **Budget Meetings**

The Budget Committee will begin their yearly review of the annual budget in March. Weekly meetings will be held every Wednesday at 6:00 pm in the Card Room. Committee membership is at capacity but homeowners are welcome to come and observe the proceedings.

### **Letters to the Board**

From time to time the office receives letters to the Board of Directors. Depending on the nature and urgency of the message, these letters are handled in the following ways:

1. General in Nature – included in the monthly Board Packet under 'Other Info'
2. Request for Refund/Reimbursement – will be included in the monthly Board Packet for the Board to vote on in the Executive Session or Open Session depending on the nature of the request.
3. Sealed in Envelope – forwarded to board members as addressed or included in the Board packet, depending on the date received and proximity to the Board meeting.

Two letters to the Board were included in the January 27<sup>th</sup> Board Packet: Owner of Units 2200-12 and 740-6 and the Resident at Unit 643-6.

## OFFICE UPDATE

Capital Property Management is proud to introduce Sherman Britton as a new member of the management team. Sherman will be replacing Brad on a regular basis and has been undergoing training this past month. When you have the chance, please welcome Sherman to Woodside!

We appreciate the resident's patience as the property has been louder than usual this past month. We are currently in the process of clearing the fall/winter foliage from the building, shed and carport roofs. On-call maintenance employees were utilized for this task for a cost savings to the Association. They will finish up with pond cleaning in Woodside East. The demolition of the East Pool and all three spas is complete and all should be retrofitted with anti-suction devices and/or remodeled and available for use by March 1<sup>st</sup>.

The Rules and Regulations Committee has been hard at work rewriting this very important document. It is generally getting a complete overhaul so that it is in line with current practices and in conformity with other governing documents. In accordance with governmental guidelines, the revised version will be made available to the homeowners 30 days prior to adoption by the Board of Directors.



## General Financial Position

At the end of December, there was approximately \$496,057 in cash Reserves. \$21,301 was spent on Reserves during the month. Management continues the repayment to the Reserve borrowing in the amount of \$24,351 per month.

## Delinquencies

At December 31st delinquent assessments totaled approximately \$107,827.

Thirty one (31) units are currently in collections.

Since 2007, 29 units have completed the foreclosure process, forcing a write-off of \$106,369 in delinquent dues, special assessments, and late fees.

## MAINTENANCE

- Total Open Work Orders **129**
- Carports **800, 605, 609**
- Deck Replacements **861-6**
- Heating/Air Conditioning units installed **guest suites/office**
- Shed Roofs **2245, 2241**
- Golf Cart Maintenance **3 golf carts**
- Pest Report Repairs **4 pest reports**
- Snaked Sewer Lines **2**
- Shed Door Replacements **731, 895, 2229**

## SECURITY

**There were no Stolen Cars, Tows, Home Break-ins, Acts of Vandalism**

- Car Break-ins **1 (east)**
- Cited Cars **84**
- Denver Boots **2**
- Expired Registrations **8**
- Cars with no Current Parking Stickers **9**
- Speeding Cars **8**
- Cellular Calls **76**
- Maint Emergencies **2**
- Noise Complaints **7**
- Suspicious Persons **10**
- Violations Written **22**

## **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. Any questions on any security matter may be directed to Adam Wade, Security Supervisor at 849-6828.



### **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](http://www.AirQuality.org) or [www.SpareTheAir.com](http://www.SpareTheAir.com)
4. Sign up to receive a daily Air Alert by e-mail by visiting [www.SpareTheAir.com](http://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.**

### **What to Do During a Storm**

Sacramento Department of Water Resources has developed an Automated Local Evaluation in Real Time (ALERT) system that provides Web site updates every 15 minutes. Local meteorologists and television stations utilize the ALERT Web site [www.sacflood.org](http://www.sacflood.org) to keep residents informed.

If you do not have internet access, monitor local weather forecasts by calling the Weatherline Forecast System at (916) 646-2000 for weather updates. You can also tune the radio to KFBK 1530AM or KSTE 650AM, or watch your local news.



### **Energy Efficient Light Bulbs**

In response to numerous homeowner requests, the Board of Directors at the November meeting approved an energy efficient light bulb for use in transparent light fixtures at unit entry ways. These bulbs use only 15 watts of electricity but produce the equivalent of a 60 watt incandescent bulb. These "ECO" bulbs can be purchased at the office by January 2nd, for \$3.95 or at local hardware stores. Residents who have transparent light fixtures at their entries now have the choice of a clear incandescent bulb or the new "ECO" bulb.



## Tree Committee

We have been told by an arborist that we live in the largest urban forest in Northern California, which is both a delight and huge responsibility. If you live or walk in Woodside Sierra you may have noticed that most of the trees are now decorated with a metal tag that has a number on it. Eco Tree and Landscape, the company that contracted for comprehensive pruning and evaluation in Sierra, also did an inventory of the trees. We hope to be able to have similar work done in both Old Woodside and

Woodside East over the next two years, so that each area will be tended on a three-year rotation.

PG&E is also preparing to do its annual inspection of trees under the power lines, and will insist on additional removals to comply with federal guidelines. You will see that some trees have paint marks, but that is only for evaluation and does not mean that each and every one of those trees will be removed. We expect to have further discussions with them and their contracted arborist in the next few weeks. The company did reimburse us for the 14 trees that were removed last year, and their replacements were planted in December.

Woodside Rules and Regulations do not permit the removal of a tree unless it is causing damage or is a hazard. The committee members work very hard to preserve each tree as long as possible, and to get replacements planted as early as possible so we can continue to live under this wonderful canopy. Except for acts of nature, no tree is removed without serious consideration by the committee and approval by the board. However, some things just have to go, and we understand it is unnerving to come home at the end of the day and find a tree gone. Beginning with this article, we plan to publish a list of removals that have been approved by the Board. We cannot tell you when that will happen, but we want you to know what will happen. This is the list, prepared in the last two months, of trees that are scheduled for removal:

1. A redwood northwest of the patio at **841 #1**, which has damaged the storage unit and patio, and is interfering with repairs to the building.
2. Three Maytens in the courtyard at **722/724**. Two are dead, one dying, all messy. All three will be removed, and replaced with birch or Japanese maples.
3. A small dead birch at the gate to **#2 at 649**. The tree was inappropriately located and there is no need for a replacement.
4. An ash tree damaging the property at the north side of **645 #2**. It will be removed and replaced with a Pistachio.
5. A very large dying alder on the north side of **639 #4**. The tree is unstable and will be removed. The committee has asked for a suggestion from an arborist for a replacement tree, since there seems to be excessive water in the immediate area.
6. Three magnolias on the north side of units **#1, 2, and 3 at 605** have caused considerable damage, some of which has been mitigated by our maintenance workers. The middle tree will be removed and nothing else will be planted there. The committee will keep the area on a watch list to see if further removals are required.
7. A split hackberry with several dead limbs at the northeast corner of **714 #4**. The committee and an arborist are concerned about its stability during any future storms.

Management and the committee count on residents of Woodside to keep us apprised of problems. If you note a serious tree problem or emergency, please notify the office immediately, or call security if it is after hours. If it's not an emergency, fill out a Tree Request form available on line or at the office, and/or call me at (916) 978-9304. The committee meets at 7pm in the clubhouse on the first Tuesday of the month, and we welcome new members. *Dorothy Wooldridge, Chair, Woodside Tree Committee*

Dorothy Wooldridge can be reached by at [dorothywooldridge@sbcglobal.net](mailto:dorothywooldridge@sbcglobal.net) or by phone at 978-9304.



## **Water Issues at Woodside**

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 will 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.

## **RECYCLE AT WOODSIDE**

**Old Woodside at bins 1, 2, 3, 4**

**Woodside East at bins 6, 9, 10**

**Woodside Sierra at bins 12, 16**



## **Landscape Committee**

Rafael Fernandez's Landscape Company has replaced plants at 888-892 with dark green beauties and transformed the 600, 879, and 873-877 courtyards so they are now sights to behold. We appreciate the gorgeous shrubs, ferns, etc., and all the rest of the work this company has done.

If only all pet-walkers would pick up after their pets. We know many of you do. Those who do not leave a mess for others to track across grass, onto sidewalks, into their homes. They leave waste matter that enters our water.

If you are aware of an area that should be landscaped, you might want to complete a Request That Woodside Landscape Committee Place a Common Grounds Area on a List of Landscape Projects to be Paid For By the Association. The latest requests have come from 617 and 843.

You might consider reporting locations which have experienced landscape destruction, for example, where construction or maintenance projects have necessitated the removal of shrubbery or resulted in the trampling of grass.

If you wish to select and pay for landscaping (shrubbery, for instance) in a common area (a courtyard, for example), please complete a Request for Woodside Common Grounds Landscape Work Paid For By Resident.

Kindly direct questions about pruning or requests for shrubbery removal to Janet Shaban rather than the landscape workers.

Please report any irrigation problems to the office via 922-8469 or [office@woodsidehoa.com](mailto:office@woodsidehoa.com) attention Sherman Brittan,

Please do not trample the ground cover.

*Janet Shaban, Landscape Committee Chair (483-7669)*





### 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 your 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** allowed on Woodside property at any time. Only commercial trucks may be on the property 8am – 6pm weekdays and 9am – 5pm weekends while conducting business, and they must have the business name on the vehicle.

### Leased Parking Available

If you are interested in obtaining a 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.

<b>Old Woodside</b>	<b>308</b>	<b>Parking Lot 14</b>	<b>near Building 2290</b>
	<b>321, 322, 323, 324, 817,818 &amp; 820</b>	<b>Parking Lot 15</b>	<b>near Building 2294</b>
<b>Woodside Sierra</b>	<b>4-16, 5-5</b>	<b>Parking Lot 9</b>	<b>near Building 633</b>
<b>Woodside East</b>	<b>356, 357, 358,359, 360, 374,389</b>	<b>Parking Lot 1</b>	<b>near Building 895/893</b>

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.



### 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.

### **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.  
2274 Woodside Lane  
Sacramento, CA 95825**



# **February 2009**

**Monthly Board Meeting  
Tuesday, February 24, 2009 at 7:00 pm  
In the Old Woodside Clubhouse**

**We hope to see you there!!!**

