

## **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**

## **July 2011**

### **OFFICE UPDATE**

This has been a month filled with special projects and continued maintenance. Projects have included the sealing of the parking lots in Old, it should be noted that the patience of the community was greatly appreciated when we were forced to keep the parking lots closed one additional night, the spraying for weeds on the entire campus, landscaping in the courtyard at 730/734, drainage issues at multiple locations along with other smaller projects.

This month we will be spraying the dog park to control the weed growth. In order for us to keep the dogs safe we will need to close the park for two days. We will post notices to inform those that use the park of the scheduled dates and times.

This month we had another large hot water pipe break in East. This always brings conversations back around to finding a resolution to the hot water saga. There are a few new ideas that have surfaced in recent days that deserve investigating. Management will continue to probe for a viable solution. We may be close.

For many years security has been a hot topic here at Woodside. With a new rash of vandalism and car break-ins management and the board is looking into ways to halt or deter future crimes from occurring on the property. As witnessed by our local law enforcement agencies, staying ahead of the criminal mind is an on going problem. We have invited Allied Barton (our security company) to offer a seminar to our community that would address proactive ways to deter or prevent theft and invasion in our community.

The end of this month also marks the end of our fiscal year. Many of you have verbally mentioned or at least mentally noted that there has been a tremendous amount of work accomplished over the last twelve months. Because of the vision of management, the support of the board and the knowledge of our maintenance supervisor we have been able to achieve an overwhelming amount of work. Some have reported that they have never witnessed so much work being performed at one time in the history of Woodside. True or not, it is safe to say that this has been a monumental year in life of Woodside and although we are not blind to the mountain of work that still needs to be accomplished we can say that we are well on our way to making the wonderful world of Woodside a better place to live.

### **New payment address**

#### **Woodside Association Inc.**

#### **POBox 268**

#### **Roseville CA 95678**

payment options available

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

- Pipe Break Repairs – 44'

## **MAINTENANCE HIGHLIGHTS (May To June 22)**

- Total Open Work Orders – 188
- Total Open Service Requests - 78
- Roof Repairs - 1
- Landing Repairs - 3
- Concrete Repairs - 1
- Shed Repairs - 1
- Plumbing & Electrical Repairs - 6
- Gate Door Replacements/Repairs - 6
- Sheetrock Repairs From Roof Leaks - 9
- New Drains Installed - 2
- Balconies Replaced – 4
- Bldg Inspections to Determine Scope of Work – 30
- Fence Repairs – 30' perimeter
- Painting Projects – 2
- Misc. Repairs – 11

## **SECURITY There were no stolen cars or home break-ins**

- Car Break-ins – 5 (1 Old, 4 Sierra)
- Cited Cars - 68
- Denver Boots - 2
- Expired Registrations - 10
- Cars with no Current Parking Stickers - 2
- Speeding Cars - 0
- Stolen Cars - 0
- Cellular Calls - 77
- Disturbances - 7
- Maintenance Emergencies - 4
- Noise Complaints - 3
- Suspicious Persons - 10
- Vandalism - 3
- Violations Written – 33

## **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 five (5) bankruptcy/foreclosed units
- Approval of New Exterior Lights at 2252
- Tabled decision on sidewalk change at 2224-4 & 5 until July board meeting
- Requested 2<sup>nd</sup> Arborist opinion on Magnolia removals/root trimming at 2224
- Approved hiring an extra security guard to patrol the fence-line in Sierra for 90 days
- Approved purchase of A-Frame Signs for advertising social events and for the Lap Pool
- Approved Resident Compliance Agreement for new residents to sign upon registration
- Approved renewal of annual contract with Commercial Energy, third party gas supplier
- Approved seeking cost information regarding new speed bumps in Old Woodside
- Approved use of Clubhouse for 4<sup>th</sup> of July volunteers after-party on July 9<sup>th</sup>
- Approved Maggie Hart as chairman of the CC&R's/Bylaws Committee
- Instructed management to resume enforcement of oversize dogs in accordance with the CC&R's
- Approved changes to the Rules & Regulations to go out to the membership for a 30 day review period

## **Financial Report**

### **General Financial Position**

At the end of May there was \$1,009,408 in cash Reserves. \$70,451 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 **\$23,100.**



## **Delinquencies**

At May 31, delinquent assessments over 30 days late totaled approximately \$120,719. The Association did not collect \$19,590 in the month of May.

Thirty Six (36) units are currently in collections.

Since 2007, 73 units have completed the foreclosure process, forcing a write-off of \$271,769 in delinquent dues, special assessments, and late fees.

## **Changes to the Rules and Regulations**

For clarification purposes, the board has approved the following changes to go out to the membership for a 30 day review period. The board intends to formally adopt these changes at the July board meeting.

- **Number of Containers on Front Porch/Outside Patio**  
Add 29.2.5 "A max of two potted plants may be placed outside the front door/patio. They must be in a solid color container (natural, brown, burgundy, beige, green, navy/dark blue, rust, eggplant, black or white).
- **Teaching Lessons on Tennis Courts**  
Add to 44.6 C "While individuals are playing and both courts are in use, the court used for lessons shall limit their balls in play. Balls in play shall be limited to four.)
- **Days of Residents vs Guest**  
Replace 28.2.2 with "Visitor Vehicles are only allowed on property for three consecutive 24-hour periods within seven days"

28.2.3 to begin with, "Owners of vehicles parked four or more nights during the week will be asked to register with the office as a resident. They will be required to display the appropriate sticker, silver or bronze. Note: as only two vehicles per unit may be parked on the property, a parking sticker will not be issued and the additional vehicle must be parked off the property. Woodside personnel shall place the stickers in the vehicle windows on behalf of the vehicle's owners. Deeded spaces must be occupied from 11:00 pm to 5:00 am. The exception to parking in deeded spaces listed above is that a resident may park temporarily in a green space for loading or unloading purposed not to exceed six hours. Resident parked in a green space who will be out of town for more than five days should notify the office of their absence to avoid ticketing or possible towing.

- **Kids in Common Area**  
Add to 14.3.2 "No throwing or sweeping of anything onto the grounds or into the pond or pools is permitted.  
Add 14.3.5 "No bicycle riding on the grass.
- **Door Knobs/Lock Sets**  
Add to 17.1 wording to be "antique bronze/bronze"
- **Screens**  
Add 49.5 "Regular window screens must be fitted to the window and one screen may not cover multiple windows. Approved screens are black mesh with dark bronze aluminum frame.



### **PET FOOD –**

No pet food is permitted outside a unit. Any pet food containers found outside units will be disposed of by association personnel. Rules & Regulations 31.7.

## 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. April and May landscape requests came from 887, 2200, and 2238.



Newly landscaped areas include these: 600, 606, 608, 611, 628, 630, 637, 639, 640, 641, 700, 713, 731, 730-734, 788, 796, 863-865, 867, 894, 898, and 2266. Ones currently underway are 615, 628, and 2266.

We have identified a number of other areas for work. They must wait till the 2011-2012 fiscal year.

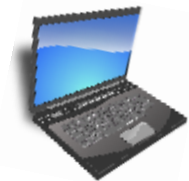
This past year Rafael Fernandez provided considerable courtyard work at no charge. Thank you, Rafael.

Janet Shaban, Landscape Committee Chair (483-7669)

**Tree Removal** – Board approved for one walnut tree to be removed Old Clubhouse between the street and the pool

## Wireless in the Clubhouse!

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



## 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.

## **Fire Code Bans BBQ's in most Woodside Buildings**

Because of recent updates to the California Fire Code most B.B.Q.'s will no longer be allowed on Woodside decks and patios. The following information was provided by the Sacramento Metropolitan Fire District:

In **2007**, California further defined the restrictions for open flame cooking devices at all locations except single family residences. The property owner does have the force of law to prevent the use of open-flame devices on decks and balconies. Metro Fire strongly recommends that the requirements for open flame devices at apartments or condo complexes be adhered to.



**Fire Code, including sections 308.3.1 and 308.3.1.1.** Those sections effectively ban the use of open-flame cooking devices on combustible decks and balconies. This ban became operative on January 1<sup>st</sup> 2008. The sections read as follows:

**308.3.1** Open-flame cooking devices, Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet of combustible construction.

**308.3.1 Gas fueled cooking devices** greater than 2.5 pounds shall not be located on combustible balconies or within 10 feet of combustible construction.

**Exception:** one- and two-family dwellings. (At **Woodside the buildings exempt** from this law would be: **601, 629, 648, 2248, 2250, 2252, and 2278.**)

**Check out Electric grills** available from under \$100 and they are allowed.

## **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.



<b>Old Woodside</b>	<b>322, 323, 324, 817</b>	<b>Parking Lot 15</b>	<b>near Building 2294</b>
<b>Woodside Sierra</b>	<b>4-12, 4-14, 4-15, 4-16 5-3</b>	<b>Parking Lot 9 Parking Lot 10</b>	<b>near Building 633 near Building 641</b>
<b>Woodside East</b>	<b>356,357,359,360,365,366,367,369,386,389</b>	<b>Parking Lot 1</b>	<b>near Building 895/893</b>
<b>Woodside East</b>	<b>432</b>	<b>Parking Lot 2</b>	<b>near Building 878</b>
<b>Woodside East</b>	<b>743</b>	<b>Parking Lot 7</b>	<b>near Building 712/716</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.

**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.

## THIS MONTHS CALENDAR OF EVENTS

**Swanston Community Center** – offers many morning and afternoon classes. **Computer Classes** – Unlocking the Internet, and Computer literacy on Tuesdays. Several **MORNING AND AFTERNOON exercise classes** including (NEW CLASS) Tai Chi: moving for better balance on Tuesday and Thursdays **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.



# July 4th BBQ

Old Woodside Clubhouse 4:30pm – 8:30pm

Food- Music- Friends

**\$5 a plate**

Serving – Hot dogs/Hamburgers, fixings, potato salad,  
chips, soda and more.

You may BYOB

Great RAFFEL Prizes TICKETS \$1

bring extra cash !





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

# **July 2011**

## **Monthly Board Meeting**

### **Tuesday, July 26, 2011 at 7:00 pm**

### **Old Woodside Clubhouse**



