



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

**March 2011**

**Monthly Board Meeting**

**Tuesday, March 22, 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

Art Walker

Whitley Varney

Jaye Olea

George Jackson

Singh Buttar

# Woodside News

## March 2011

### **OFFICE UPDATE**

PG&E has met with the Tree Committee to discuss this year's prune and removal of trees. This year's list although no less painful than last year is at least shorter by comparison. There is only one small tree in Old that will be removed. East will be hit the hardest with some large elms scheduled to be felled.

Management has been meeting with the reserve study company in preparation for next year's budget. A significant change will be made in how the report is presented. This alteration is a response by the Browning Company to help facilitate Woodside's long range plans to systematically restore the health and integrity of our structures. We have coined it "Operation Restoration". This is the beginning of our 10 year restoration plan.

One comment that continues to resurface on a fairly regular basis is that "We have never seen so much work being done on our property". The work that is being performed is a result of focused determination to correct the safety and structural issues of our complex. We are doing our best to complete each individual project in a timely manner but would appreciate your continued patience while we disrupt your corner of Woodside.

This month we will be doing our annual cleaning of roofs and gutters... so heads up.

As most are aware our Social Committee is in a stage of rebuilding. We have been able to recruit an individual to chair that committee and are excited about some of the activities that have been discussed. She has served as the social director for Woodlake, a large condo complex in the bay area for many years and will bring a wealth of knowledge and leadership to the team that serves with her.

Great days are ahead for Woodside and we are thrilled to be a part of the continued progress.

### **BUDGET MEETINGS**

Budget meetings begin Wednesday, March 2, 2011 at 6:00pm in the Old Woodside card room. Residents are invited to attend and observe the process. The Budget Committee has been formed and currently has 10 members. This year's budgeting takes a diversion from the usual process in that we embark on a new 10-year restoration plan. Management has been working diligently with the Browning Reserve Group and the outcome of that process will have an impact on dues and assessments. Meetings continue weekly until completed.



## Decisions from the Board

- Voted to Lien/Foreclose on Delinquent Units
- Voted to write-off uncollectible dues on three (3) foreclosed units
- Approved Architectural Application of Unit 737-8 Kitchen remodel
- Tabled discussion of Board Member Commitment Forms/Code of Ethics
- Approved Roofing bids for Bldg 648, Bldg 2225, Bldg 867-5, and roofing of 2-space carport.
- Authorized management selection of company to perform roof and gutter cleaning

## Financial Report

### General Financial Position



At the end of January there was \$945,346 in cash Reserves. \$100,623 was spent on Reserves during the month. Of the \$155,000 Special Reserve Assessment due August 1, 2010, \$146,374 or 94% has been collected. Since switching to a third party provider for natural gas six months ago, the association has saved almost \$13,600.00.

### Delinquencies

At January 31, delinquent assessments over 30 days late totaled approximately \$138,846. The Association did not collect \$24,978 in the month of January.

Thirty Four (34) units are currently in collections.

Since 2007, 65 units have completed the foreclosure process, forcing a write-off of \$251,699 in delinquent dues, special assessments, and late fees.

## 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.

### SECURITY (New - Security Incident Reports are in this Section)

For January there were no Cars Towed or Home Break-ins

- Car Break-ins – 5 (Old, East, Sierra)
- Cited Cars -142
- Denver Boots - 5
- Expired Registrations - 19
- Cars with no Current Parking Stickers - 13
- Speeding Cars -2
- Stolen Cars - 2
- Cellular Calls - 81
- Disturbances - 3
- Maintenance Emergencies - 2
- Noise Complaints - 7
- Suspicious Persons - 10
- Vandalism - 5
- Violations Written – 12



## MAINTENANCE HIGHLIGHTS (Jan 15<sup>th</sup> To Feb 15<sup>th</sup>)

- Total Open Work Orders - 95
- Total Open Service Requests - 85
- Building Inspections 26
- Patio Slabs Replaced 2
- Drains Installed Bldgs 722, 2202, 2233, 2236
- Balconies Replaced 4
- Concrete Poured for Landings, Sidewalks, Slabs 27 cu yards
- Stucco Walls Replaced 5
- Roofs Replaced 2
- Interior Sheetrock Repairs due to Water Intrusion 3
- Misc Repairs 15
- Plumbing Repairs 3
- New Railing Installed 80 ft\

Don't be **alarmed!**  
That's the sound  
of our  
maintenance crew  
doing some roof  
cleanup.

### ROOF CLEANUP

You ask yourself, "Is that really the sound of someone tip-toeing on my roof?" Don't be alarmed! That's the sound of our roof cleaning service doing some roof cleanup. We will be starting soon..



### LANDSCAPE COMMITTEE.

A landscape request from 867 arrived in February.

Upon receipt of a request, the committee studies and prioritizes the area and usually asks Rafael Fernandez for a landscape proposal. The proposal undergoes evaluation and may be revised. Only after such steps have been taken can landscape work proceed. If you have submitted a request but have seen no change to your area of interest, please do not resubmit your request. Instead, bear in mind the foregoing process and the fact that landscape needs are many. You are welcome to ask about the status of your request.

As always, changes to the common area must be approved. Landscape and tree request forms are available in the office. See previous newsletters for more form information.

Janet Shaban, Landscape Committee Chair (483-7669)

### Tree Removals

At the Tree Committee's recommendation and the Board's approval, the following trees are scheduled for removal:

Building 2258 Removal of one liquid amber and one birch tree.





### 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 exists.

**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.

### WASTE MANAGEMENT PICK UP

Waste management will not pick up trash bins if they are overflowing or if trash/garbage has been placed on the ground. Please let the office know if a trash bin is overflowing. Also be aware that when cars block the gates to the trash bins Waste Management will not pick up.



Aluminum: cans, clean foil and container

Corrugated cardboard – flatten boxes

Glass: bottles, jars and containers

Milk, soy and juice cartons

Newspaper, Paper bags (all colors) catalogs, cereal, cracker, shoe boxes, computer paper

Tin and steel cans

Plastic: # 1 - # 7

**RECYCLE AT WOODSIDE**  
**Old Woodside at bins 1, 2, 3, 4**  
**Woodside East at bins 5, 6, 7,8, 9, 10**  
**Woodside Sierra 12, 16**

**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**



## PET REPORT

*Report offenders.* Complaints about animal excrement continue. Please report residents who refuse to pick up their pets' waste to security (849-6828). *Security can issue a citation on the spot.* Just a reminder that all cats and dogs must wear tags identifying the owner. Any cat or dog without identifying tags may be mistaken as strays and picked up by animal control.



## SATELLITE DISHES



Satellite dishes may not go on top of the roof at Woodside – they must be free standing in your patio or balcony area only, you may use a tri-pod only. They may not be attached to any part of the building structure CC&R 4.12

**CC&R/Bylaws Committee** is seeking input on proposed changes in the Bylaws and CC&Rs. What rules or CC&R's would you like to see reviewed or amended? This is your opportunity to let the committee know. Please email your suggestions to [office@woodsidehoa.com](mailto:office@woodsidehoa.com)

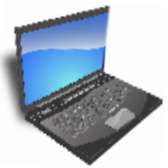


## POSTAL COMPLAINTS

The office has had many calls and complaints regarding mail service recently. If you continue to have problems please call the Arden post office at 916-574-3005 and ask to speak to the manager.

## WIRELESS IN THE CLUBHOUSE!

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



## WOODSIDE GUEST SUITES – refurbished guest suites \$55 & \$65 / night



Remember Woodside has two guest suites for your guests when visiting you here at Woodside.

Each unit has one Queen Bed, refrigerator, microwave, and coffee maker.

Guests may use the Clubhouse, pool, spa and fitness center.

## 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.



## THIS MONTHS CALENDAR OF EVENTS

### Pet First Aid Class

American Red Cross Pet First Aid class March 6, 10am – 1pm , 2201 Cottage Way, Sacramento. \$45.00.

Would you know how to care for your pet in an emergency? Get the confidence and knowledge you need to act properly in a pet related emergency!!

For more information call Ali at 961-927-3802



### CHANGE YOUR CLOCKS - Daylight Savings time begins Sunday, March 13

Remember to set your clocks forward (Spring forward)



### SPRING CRAFT BOUTIQUE

WAKE UP AND SMELL THE FLOWERS! Spring fever will be in the air soon and it is time for a Craft Boutique. Bead Work to Scrapbooking, Paintings to Pictures, and much, much, more.

April 9, 2010 from  
11:00am – 5:00pm in the Main Club House.

Crafters needed.

Please contact Lee Ann Blanke at [lblankes@aol.com](mailto:lblankes@aol.com) (916-708-7940)  
or Marni Eriksen at [meriksen71@gmail.com](mailto:meriksen71@gmail.com)



### Ironstone Vineyards Luncheon Buffet and Concert

Join your friends at Woodside on a fabulous day trip to Ironstone Vineyards. Woodside homeowner Dave Sauer will be your host and tour guide. Our luxury coach will leave the California Auto Museum, 2200 Front St., Sacramento at 10:00 a.m. on Saturday, **April 16, 2011**. We will arrive at Ironstone about 11:30 a.m. with time to

tour the beautiful grounds before enjoying a specially prepared luncheon buffet in the Alhambra Music Room. A concert on the historic Alhambra Theatre Pipe Organ will follow at 2:00 p.m. Chris Gorsuch from San Diego will be our special guest artist. Chris loves to play ballads, show tunes, light classics, and music from the Big Band era. Tickets for the event are only \$59 per person and include the luncheon buffet, concert, and round trip transportation to Ironstone. You may buy your tickets online at [www.SierraChapterATOS.org](http://www.SierraChapterATOS.org) or call Dave Sauer at 925-7440..



**Swanston Community Center** – offers many morning and afternoon classes. Art classes include (palette Knife Painting, Oil, Acrylic, Pastel and Water Color.), Computer Classes – Unlocking the Internet, Computer literacy and Microsoft Word. Several exercise classes including Jazzercise and Zumba, A lunch program for those 60 and better. Corned Beef and Cabbage lunch March 17<sup>th</sup> rsvp by March 15<sup>th</sup>, only \$5. Mid week matinees of current released films on DVD's . Swanston Community Center is located on Northrop next to Woodside East. Please come by and meet us.