



Woodside Association Inc.
2274 Woodside Lane
Sacramento, CA 95825

November 2009

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

We hope to see you there!!!



Woodside News

November 2009

BOARD OF DIRECTORS

President, John Bird

Vice President

Allen Anderson

Treasurer

Cyrus Youssefi

Secretary

Jan Mitchell

Director

John Atkinson

Director

Nick Lapis

Director

Shirley Meyers

MANAGEMENT

922-8469

**Capital Property
Management,**

Sherman Britton

Cindy Wickliffe

Bookkeeper

Nancy Sperko

**Administrative
Assistant**

Linnette Hubbard

MAINT. STAFF

849-6828 On-Call

Supervisor,

Don Jackson

Robert Stiffler

Arturo Prado

Bennie Manning

Carlos Patino

Anthony Patti

Dale Moore

SECURITY

849-6828

Supervisor,

Adam Wade

Art Walker

Whitley Varney

Jaye (



BOARD CANDIDATE FORUM

Come and meet the six candidates who will be running on the ballot for the January 12, 2010 board election. The forum will be held **Saturday, November 14, 2009** in the Old Woodside Clubhouse at 1:00 pm. The forum will be moderated by Nola Castle, Chairperson of the Nominating Committee.

OFFICE UPDATE

Woodside survived the latest storm very well! Although many branches and several trees fell, the damage to buildings was very minimal. Regrettably two (2) vehicles did sustain damage. Maintenance did a very good job preparing for the storm by clearing drains, cleaning roofs and gutters and even removing a tree which had the potential of falling onto a carport. The Maintenance team was also excellent in handling the many issues that arose the day of the storm. The team's working hours were staggered so that some personnel were on-hand later in the day.

Just a reminder: in the event of a power outage during a storm, please do not call the office to inquire about the outage. 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. It **is** important, however, to contact SMUD 1-888-456-7683 so that they can gauge the extent of the outage. 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.

The dig-out, patch and paving for Sierra and Old Woodside is now complete. The asphalt sealing of the work completed in Sierra last year and last week will be scheduled as soon as the weather clears up. Sealing can only be applied when the pavement is dry. Next year more extensive work, including sealing, is scheduled for Old Woodside.

The irrigation project in Sierra is almost complete – the sprinkler system has been automated and cycles on and off between 2:30 am and 7:30 am. Automating the irrigation system in the area has afforded Woodside the opportunity to water in the early morning hours. Thank you for your patience in this process as there were times when the cold water was unexpectedly not available while the valves were being replaced.

POSSIBLE ADDITIONAL LEASED PARKING

In front of Building 2262 in Old Woodside a very large tree was removed which has created the possibility for two additional leased parking spaces. The matter will be brought before the board at the November 24th, board meeting and if approved by the board will become additional leased parking. We anticipate drawing names from a hat to determine the residents who will have the first option to lease the spaces. All names will be drawn to determine the waiting list order. **You may come in to the office and sign up for the drawing.**



ROOF CLEANUP

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

The early morning sun is filtering through the trees creating a picturesque scene of light rays dancing on the ground below. The brisk fall-like air is sifting through the slightly opened bedroom window. You are in that moment of slumber where you just aren't sure if what you're experiencing is real or some derailed dream. You have to ask yourself, "Is that really the sound of someone tip-toeing on my roof?" "Is that buzz in my head left over from last night's party?"



Don't be alarmed! That's the sound of our maintenance team doing some roof cleanup. Our crew, over the next few weeks will be prepping for the rainy season and in so doing will be cleaning slanted rooftops,.

Thank you for your understanding.

DECISIONS FROM THE BOARD

At the October 27th board meeting, the following decisions were made by the board:



- Approved board candidates Allen Anderson, John Atkinson, John Bird, David Nyheim, Jon Rice, and Gisela Shulz to run on the ballot.
- Approved Saturday, November 14, 2009 at 1:00 pm in Old Woodside Clubhouse for Candidate Forum.
- Approved Architectural Committee's recommendation to uphold the newly revised Rules & Regulations prohibiting door knockers.
- Approved renewal of Waste Management's contract for waste removal.
- Adopted the Annual Financial Review as prepared by Haley & Company LLP.
- Denied request by unit 629-2 for reimbursement of gas leak repair expenses.
- Denied request by unit 843-14 for reimbursement of plumbing expenses.
- Approved request to lien/foreclose on various delinquent units.
- Approved Farmer's Insurance proposal to renew the Master Insurance Policy.
- Decided to proceed with additional reticulating pumps and exterior lighting.
- Tabled the discussion to go for a vote to amend the Bylaws. The key subjects for modification are board member qualifications and lease limits for office copier.
- Tabled decision on Tennis Court resurfacing to November meeting.
- Approved purchase of water pump/generator.
- Acknowledged attorney opinion of allowing scooters to park in a resident's deeded parking place.

PET IDENTIFICATION

A friendly reminder that Woodside Rules and Regulations require that pets have a tag identifying the owner and provide contact information. Woodside will assume that cats found on the property without tags are strays and animal control will be called out to remove them. Please make sure your cat or dog has their collar and identifying tags on at all times.





GENERAL FINANCIAL POSITION

At the end of September, there was approximately \$842,416 in cash Reserves. \$48,946 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 September 30th delinquent assessments totaled approximately \$155,446.

Thirty-one (31) units are currently in collections.

Since 2007, 38 units have completed the foreclosure process, forcing a write-off of \$134,351 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. Any questions on any security matter may be directed to Adam Wade, Security Supervisor at 849-6828.

MAINTENANCE

- Total Open Work Orders **120**
- Door Repairs **4** (660-5, 782-9, 705-1, 645-4)
- Painting (2202-7, 786-7, 2241-6, 730-9)
- Fence Repairs **5** (867-2, 2262-3, 712-3, 705-1, 2266-6)
- Drains **6** (2224-3, 2258-4, 2224-6, 641-1, 628-3, 628-6)
- Dry rot repairs **5** (2236-12, 2238-15, 2266-6, 2266-4, 2237-2)
- Concrete **5** (2266-6, 776, 2258-4, 820, Laundry 3)
- Tree Limbs/Storm (700-4, 625-1, 644-5, 2258-4, 657-1, Old WS Pool, 2266, 2245, 2224, 613, Gates 3, 4, 5, 6)

SECURITY

For the month of September there were no Tows, Stolen Cars, or Car Break-ins

- Cited Cars **86**
- Denver Boots **2**
- Expired Registrations **7**
- Cars with no Current Parking Stickers **4**
- Speeding Cars **7**
- Cellular Calls **86**
- Home Break-ins **1**
- Noise Complaints **5**
- Suspicious Persons **12**
- Violations Written **20**

Security note – please do not leave any valuables in your vehicle.

If you are having problems with **LOUD** parties in the park you may call **Noise Abatement** with the Sherriff's department **916-874-5115**.



IS YOUR AREA TOO DARK?

The board has authorized funds to add additional lighting to Woodside. We would like to form a committee who would be willing to tour the property at night, propose areas that need additional lighting and make suggestions as to the type of lighting. Come sign up in the Association office. If you do not have time to serve on this committee, please make your lighting requests known to the office either by dropping by or e-mailing Linnette at office@woodsidehoa.com.

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 weekends unless an emergency exists.



SELLING YOUR UNIT



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.

HAVE YOU BEEN REQUIRED TO OBTAIN ADDITIONAL INSURANCE?

Woodside owners do not pay for additional flood insurance or Fire insurance. Please contact George Hullin at 916-488-1400 if your lender has asked you to do this!

CONDO POLICY or HO-6 - Homeowners need to make sure that within their 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.**

Resident Reminder

Old and East Woodside were built using Aluminum wiring – remember when making changes to your electrical sockets to check what type of wiring you may have and use electrical sockets that are compatible.



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 who want to update their current fixtures.



MARK YOUR CALENDAR FOR UPCOMING EVENTS



HOLIDAY CRAFT BOUTIQUE

Come One! Come All! ..Get a head start on purchasing Hand Crafted Gifts for the upcoming holiday season. From Bead Work to Scrapbooking, to Painting and much, much more. **November 21, 2009 from 9:00 am – 3:00 pm** at the Woodside Club House in the card room. Crafters Needed. Please e-mail us if you are interested in selling you crafts by November 18th. Lee Ann Blanke at Lblankes@aol.com or Marni Eriksen at meriksen71@gmail.com Also feel free to call Lee Ann at 916-708-7940.



THANKSGIVING DAY DINNER

Home alone? No one to share the day?

Join us in the Old Woodside Clubhouse at 3:00 pm
Thursday, November 26th

PLEASE BRING Appetizers
Side Dish
Desserts and Beverage

PROVIDED Turkey and Ham

ANNUAL CHRISTMAS TREE DECORATING

Come join us Tuesday, December 1st, 6:00 pm in the
Old Woodside Clubhouse

Snacks and soft drinks will be provided



ANNUAL CHRISTMAS PARTY

Saturday December 5th, 6:00 pm – 9:00 pm
Old Woodside Clubhouse



PLEASE BRING Finger Foods/Appetizers
Side Dishes
Desserts

PROVIDED Sparkling Cider and Spiral Ham

CHECK BEFORE YOU BURN

Sacramento County's Check **Before You Burn** law takes effect once again November 1, 2009 through February 28, 2010. As there are wood burning fireplaces in Woodside, please take notice of the following information.

Residents are encouraged 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: Call 877-NOBURN-5 (877-662-8765)

1. Check the weather page of the Sacramento Bee
2. Visit www.AirQuality.org or www.SpareTheAir.com
3. 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.

TIPS FOR TENANT SCREENING

Good tenant screening protects the owner's investment as well as the Woodside community as a whole.

Rental screening can include but is not limited to:

Credit Reports

Eviction Search

Criminal Search

Bad Check Search

Previous Tenant History

Verification of Social Security Number

Risk Scores

The following credit service companies provide these services:

Rental Housing Association (RHA) (916) 920-1120

Credit Bureau Associates (CBA) (800) 564-6440 x 124

Very Important! Owner Responsibilities:

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 in the office or on the website, Woodsidehoa.com)

Owners are responsible to the Association for any breach of

Rules by them, their **tenants**, or guests