

Woodside Association Inc.

2274 Woodside Lane

Sacramento, CA 95825



September 2011

Monthly Board Meeting

Tuesday, September 27, 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

Woodside News

September 2011

NOTICE OF ANNUAL MEETING SEEKING BOARD APPLICANTS

Notice Date: September 1, 2011
To: Woodside Association Homeowners
From: Woodside Board of Directors
Re: Seeking Board Applicants

MANAGEMENT

922-8469

Capital Property Management,

Sherman Britton

Cindy Wickliffe

Bookkeeper

Nancy Sperko

Administrative Assistant

Linnette Hubbard

The Woodside Association Inc. Annual Members meeting will take place on Tuesday, January 10, 2012 at 7:00 pm in the Old Woodside Clubhouse. The new election policy requires appointment of an Inspector of Election. We have requested Angius & Terry LLP, to serve as Inspector of Elections and they have agreed to do so.

There are Four (4) Director positions up for election, each for a Two Year term. This is an excellent opportunity for you to serve and participate in governance of the Woodside community.

If you wish to serve, **you must fill out the brief questionnaire on the reverse of this form and submit to the Board of Directors at the office address by the close of Business, 6:00 pm, October 14, 2011.** All persons nominated for election shall meet the qualifications set forth in the Bylaws and the Declaration of Covenants, Conditions, Restrictions (CC&R's) of Woodside Association Inc.

Only those members in good standing that state their intention. At the close of business, 6:00 pm, October 14, 2011 will be included in the secret ballot election process. A "member in good standing" means that the owner is current for all dues and assessment and not in violation of the CC&R's. Members in good standing may also be nominated from the Floor the evening of Tuesday January 10, 2012 at 7:00 pm.

After the deadline of October 14th has expired and applicants eligibility has been verified, a Candidates Night will be scheduled in November so the homeowners can hear from those running for the board of directors. The ballots will be mailed out on December 1st.

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

Joe Alzes



WOODSIDE ASSOCIATION, INC.
BOARD OF DIRECTORS APPLICATION DUE **OCTOBER 14, 2011 BY 6 pm.**

NAME: _____

ADDRESS: _____

HOME PHONE: _____ WORK PHONE: _____

How long have you owned at Woodside: _____

Have you had any prior experience serving on a Board: _____

If so, what Association or Board? _____

Have you ever served on a Woodside committee? If so, which committee and for how long? _____

Why would you like to serve as a director on the Woodside Association, Inc. Board? _____

What goals would you like the Board to accomplish?

What field of work are you in or have you previously been in?

What are your strengths?

How will that relate to serving on the Board?

MAINTENANCE HIGHLIGHTS (7/15/11 – 8/15/11)

- Total Open Work Orders – 194
- Total Open Service Requests - 77
- Balconies Replaced - 3
- Concrete Drain and Grading Repairs - 6
- Electrical and Plumbing Repairs - 9
- Plumbing & Electrical Repairs -
- Gate Door Replacements/Repairs - 11
- Sheetrock Repairs - 3
- Sheds Replaced - 3
- Bldg Inspections to Determine Scope of Work – 20
- Misc work orders completed - 23

SECURITY

- Car Break-ins – 2 (Sierra and Old)
- Cited Cars - 68
- Denver Boots - 0
- Expired Registrations - 4
- Cars with no Current Parking Stickers - 22
- Speeding Cars - 0
- Stolen Cars - 0
- Cellular Calls - 54
- Disturbances - 8
- Maintenance Emergencies - 2
- Noise Complaints - 8
- Suspicious Persons - 4
- Vandalism - 0
- Violations Written – 19

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.

OFFICE UPDATE

Drainage around the buildings at Woodside has been a growing concern for several years. Trees have caused the ground levels around the buildings to rise and roots have caused damage to the drainage systems. This scenario can be repeated many times over across the campus. This one issue has cost the association thousands of dollars in water damage and repeated repairs. We are currently working proactively to address these concerns and have made great strides in identifying and rectifying this major concern. Maintenance has also been proactively checking condensation lines and mapping their locations.

The County Pool Inspection agency has completed their evaluation of all of the pools at Woodside. Although we were cited for a few violations it is significantly less than previous years and we will resolve these issues in a timely fashion. Our goal is to have a perfect evaluation. We have talked with Sunfare about ways to accomplish this goal. New signs have been ordered for all of the pools and should be in place by the next board meeting.

We continue our Operation Restoration program. 661 has been resided, replacement of the roof is underway, exterior painting is scheduled and sheds have been replaced. Demo on 2237 has started and drainage issues resolved. 2241/2245 has been identified as the next phase. This phase will take longer to complete because of the size of the buildings and the amount of restoration needed.

We have stressed with Allied Barton (our security company) the need to have permanent staff in place by the first of September. They have responded by placing one guard on permanent status and will fill the other permanent position shortly.

Let me encourage the members of the association to walk the property and notice the many things that have been done and are being done to restore the structural health of Woodside. What you will notice are new balconies, sidewalks, roofs, walls, drainage, landscaping, expansion boards, fencing, plumbing, etc. that have all been done with care and excellence. Although there is still much more yet to be accomplished, management feels that we have made tremendous strides correcting issues that have been differed far too long. We are encouraged at the progress that has been made and we continue to look for ways to improve the quality of life here at Woodside.

Decisions from the Board

- Approved renewal of Capital Property Management Contract
- Voted to write-off uncollectible dues on (2) bankruptcy/foreclosed units
- Denied new address numbering at 2252
- Approved Removal of damaging Magnolia Trees at 2224 and 2266
- Approved Washer/Dryer Installation at 800-14
- Approved Kitchen/Bath Remodel at 867-6
- Approved to continue investigation of Security Camera pricing
- Approved Flood Insurance Policy at new higher limits
- Approved 2nd contract with Custom Care for cleaning pool furniture/porter service at pools
- Approved fixing the damage of 2252 garage due to fallen tree limb



FINANCIAL REPORT

General Financial Position

At the end of July there was \$1,042,627 in cash Reserves. \$107,070 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 **\$26,500**.

Delinquencies

At July 31, delinquent assessments over 30 days late totaled approximately \$130,669. The Association did not collect \$ 21,994 in the month of July.

Twenty three (23) units are currently in collections.

Since 2007, 83 units have completed the foreclosure process, forcing a write-off of \$309,453 in delinquent dues, special assessments, and late fees.

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.

LANDSCAPE COMMITTEE

Common area changes must be approved. Landscape and tree request forms are available in the office.

Newly landscaped areas include 606, 611, 2270, and 2280.

Janet Shaban, Landscape Committee Chair (483-7669)



DID YOU KNOW

You can be fined up to \$500 for not picking up after your dog.



Pet waste contains bacteria that can harm the environment and humans. Pet waste left on lawns and sidewalks will wash into the storm drain system. Here's what you can do:

- 1 When walking your dog, always carry a plastic bag and pick up after your pet.
- 2 Dispose of pet waste in the trash.
- 3 Never wash pet waste into a storm drain.

AMERICAN RIVER PARKWAY CLOSED – LEVEE WORK

Sac Bee Aug 14 American River Parkway to be closed for 9 weeks for levee work. Levee work is being done on cutoff walls which strengthen levees and help prevent leaking through or under them. More extensive work went on in 2000 and 2002. In 2002 the work displaced wildlife and Woodside had some coyotes on the property. Although the work is not as extensive this time we do want to remind residents not to put pet food outside your unit. Keep your cats and dogs inside at night and early morning hours.



SKUNKS – the office has had complaints about the skunks on the property – again it is very important that residents **DO NOT LEAVE FOOD OUT** for any pets or wildlife. Please notify Sacramento County Animal control regarding skunks.

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.

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

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.

From the President's Desk

Open and Available Information

Recently I have spent a great deal of time reviewing our current contract with Capital Property Management (CPM). This review process started me on journey of research which led me to a clearer understanding of contracts in general and some of the misconceptions surrounding management contracts.

This is not an easy path to traverse. Other management companies are reluctant to divulge information regarding contracts and contract negotiations. Confidentiality is paramount within these companies. They all like to keep their cards close to their chest. Income and Expense Reports (P&L, Profit and Loss Statement) are often impossible to come by.

According to the Davis and Sterling Act all financial records are to be made available to the members of the association. Here at Woodside we practice this honest an open policy. Income and Expense Reports are available in the office upon request.

A board member of another association I recently encountered bragadociously stated; "I have signed a contract that only costs us \$6,200 in compensation." Upon further investigation I was able to determine that the comment was in fact not true. It was true that the "monthly management compensation" line in the contract said \$6,200 but "other" expenses typically listed on an additional document commonly referred to as "Exhibit A" revealed monthly cost in excess of \$13,000.00. The board member could in fact say she signed a contract for less money but by the time Exhibit A was implemented the association spent well over double the contracted amount.

I uncovered several different management company contracts in our own office files. (Before our contract with CPM we had a new manager every year for 13 years.) In every management contract on file at the Woodside office the actual compensation figure was substantially higher than what we pay CPM.

My journey has brought me to this conclusion. We have a solid contract with no hidden expenses and a solid company that works hard to earn every penny.

Have a wonderful month

John Bird, President

CALENDAR OF EVENTS

The summer is officially over and the holidays will be here before you know it – please watch for upcoming holiday social events here in the newsletter.

Crafters Wanted

We are gearing up for the Winter Craft Fair and would love to have you show off your talents. Annual Woodside Craft Boutique on December 3rd, 2011 10am to 4pm at the Old Woodside Club House.

Please contact Lee Ann Blanke at lblankes@aol.com or at 916-708-7940

WOODSIDE SERVICE DIRECTORY

The Association offers these advertisements for the convenience of our homeowners. Advertise for as low as \$25 per month! Call the Woodside office for details 922-8469



**LANDMARK
VENTURE MANAGEMENT, INC.**

Lyn Efken
Realtor
Property Manager

(916) 746-7849 P.O. Box 2833
(916) 798-9898 Cell Granite Bay, CA 95746
DRE Lic.# 00782155 landmarkventuremanagement.com



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Daily visits \$14 for 30 minutes. For details call or email
Pet walking \$12 for 30 minutes Mike or Chuck. We are
Woodside residents.
Discounts are available for 916 993-9481
multiple daily visits/walks. cvlander@comcast.net



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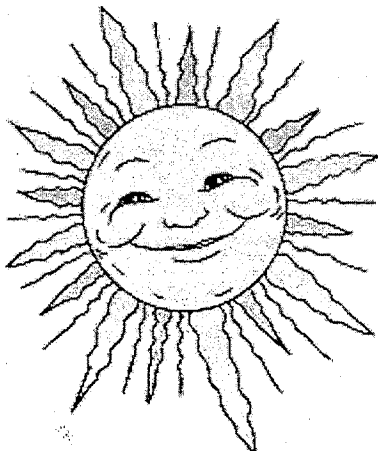
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A Woodside Resident

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Sylvia Petersen Young, MS, CCHT, MFT #43264

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