



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

December 2010

**ANNUAL MEETING**

**Tuesday, January 11, 2011 at 7:00 pm**

**Monthly Board Meeting**

**Tuesday, January 25, 2011 at 7:00 pm**

**Old Woodside Clubhouse**



## **BOARD OF DIRECTORS**

**President**, John Bird

**Vice President**

Shirley Meyers

**Treasurer**

Jon Rice

**Secretary**

Jan Mitchell

**Director**

Allen Anderson

**Director**

Nick Lapis

**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 Cuevos

## **ALLIED BARTON SECURITY**

849-6828

Art Walker

Whitley Varney

Jaye Olea

George Jackson

Singh Buttar

# **Woodside News**

## **December 2010**

### **ANNUAL MEETING**

We currently have three board openings with five candidates running for those positions. Ballots are being mailed out this week to all owners on record. You should be receiving yours shortly. Please look over your election information and cast your vote. Mail or drop off your ballots to the Woodside office. Be sure to fill out your unit # address and sign on the label provided and place in the designated envelopes. We must meet a quorum for the election to take place, so it is important that each owner cast their vote. The deadline for returning your ballot is Tuesday, January 11, 2011 at 7 pm in the Old Woodside Clubhouse, the date of the annual meeting. If for any reason you did not receive your ballot please contact the Woodside Office, 916-922-8469.

### **OFFICE UPDATE**

This has been a very productive month. The Sierra and Satellite pool #6 have been resurfaced. The fence around the East pool has been rebuilt to the county's specifications and we anticipate the fence at Satellite pool #6 to be completed this coming month.

Issues with uneven sidewalks, expansion boards, storm drains and water runoff have long been in need of attention. We are actively identifying and addressing these problems areas and are keeping our concrete contractor very busy. Please be mindful of the many construction areas and try to avoid them when possible.

We continue to look at ways to reduce the amount of time between service calls and work order completion. This month there have been some changes that have proven to be very effective and we have reduced our work order backlog by more than 50%. We will continue to refine this process, striving to reach our goal of having no more than a 30 day turn-around time on all work orders.

In the spirit of thanksgiving, Capital Property Management would like to express our thanks to the board and community for your understanding and patience.

Woodside is in a state of transition and much needed change. We feel these changes are necessary to insure the well being of not only our current community but also the future communities of Woodside. Thank you Woodside Board and Woodside Community for allowing us to shoulder these changes with you and for sharing our vision of making the wonderful world of Woodside a better place to live.

### **OLD WOODSIDE PAVING UPDATE**

The first phase of the dig-out, patch and pave of Old Woodside will be completed on Monday December 6<sup>th</sup>. The final stripping was delayed due to the rain late in the afternoon on the previous Friday. The rest of the parking areas in Old Woodside will be seal coated in late Spring 2011 when the temperature approaches 80 degrees. Woodside Lane is not scheduled in the current fiscal year because of the current condition of the seal coat. Our paving engineers are advising Woodside to wait approximately two more years until that coat is sufficiently worn down so that a new seal coat will adhere properly. We are currently analyzing what paving may begin in Woodside East in the 2011/2012 fiscal year. We are pleased to announce that the residents of Old Woodside were amazing and we that we had no interruptions in the paving process and no cars were towed!



## Decisions from the Board

At the November 23rd board meeting, the following decisions were made by the board:



- Appointed Allison Hertz to the Architectural Committee.
- Awarded Bldg 2212 Walkway/Landing work to Melvin Starr Plastering
- Awarded Bldg 639 Walkway/Landing work to Melvin Starr Plastering
- Approved transferring \$200,000 Operating Funds to Reserve Account
- Approved Liening/Foreclosing on delinquent unit(s).
- Awarded Bldg 648 roofing contract to All Seasons Roofing

## General Financial Position



At the end of October there was \$1,076,308 in cash Reserves. \$65,478 was spent on Reserves during the month. Of the \$155,000 Special Reserve Assessment, as of November 20, 2010, \$142,585 or 92% has been collected. Since switching to a third party provider for natural gas five months ago, the association has saved almost \$8,000.00.

## Delinquencies

At October 31, delinquent assessments over 30 days late totaled approximately \$131,214. The Association did not collect \$24,764 in the month of October.

Thirty Seven (37) units are currently in collections.

Since 2007, 60 units have completed the foreclosure process, forcing a write-off of \$236,680 in delinquent dues, special assessments, and late fees (no increase since October).

## 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.**

## MAINTENANCE HIGHLIGHTS

- **Total Open Work Orders 47 (Record low!)**
- Total Open Service Requests 119
- Fence Replacement 45 ft
- Fence Repairs 3
- Shed Repairs 1
- Carport Replacements 1
- Carport Repairs 1
- Boiler Issues
- Balcony Replacements 3
- Major Stucco Repairs 1
- Emergency Pipe Breaks 4
- Sheetrock Repairs from water damage 2
- Concrete Removed and Repoured 23 cu yards
- Building Inspections to determine scope of work 15



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

For October (Oct 15 to Nov 15) There were no Home Break-ins, Stolen Cars, Vandalism

- Car Break-ins 3 (1 East, 2 Sierra)
- Cited Cars 136
- Denver Boots 4
- Expired Registrations 13
- Cars with no Current Parking Stickers 20
- Disturbances 13
- Cellular Calls 128
- Maintenance Emergency 9
- Noise Complaints 16
- Suspicious Persons 15
- Violations Written 17

**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)

## LANDSCAPE COMMITTEE.



All grounds alterations must be approved. Tree and landscape request forms, including one for changes for which you are willing to assume the cost, are available in the office. A request for landscape work to be paid for by the association came from 2238.

Janet Shaban, Landscape Committee Chair (483-7669)

**Trees, bushes an Ivy violations** – be sure to get your trees trimmed and ivy removed from your building. Woodside will have the work done for those who are not in compliance and bill the owner.

## Condo Insurance

Your CC&R's require the Association to carry a master insurance policy that covers your unit, including the interior walls, built in countertops, plumbing and electrical for the normal causes of loss. The master policy does not provide coverage for Earthquake. The policy contains a \$10,000 deductible per occurrence that you could be responsible for if the loss occurs to your unit. You should contact your insurance agent to inquire about purchasing "improvements and alterations" limits of at least \$10,000 that could possibly offset this deductible. Normally you can add this coverage to your personal property policy (HO-6). If you should have any questions please call or have your agent call George Hullin to discuss the master insurance coverage. 1-800-431-1994 ext 35. Copies of Flood Insurance Policies are now available on the community web site. Go to [Woodsidehoa.com](http://Woodsidehoa.com), Documents and Forms, Annual Disclosures, Flood Policies by building not individual unit.



## 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 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.

**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.

## STORM READINESS



**If the power goes out notify SMUD by calling the 24-hour outage line at: 1-888-456-7683**

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. 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.

### 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.sacfflood.org](http://www.sacfflood.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.

## To Avoid Car Break-Ins and Thefts Affecting Woodside



.Please be sure to follow these suggestions from our Sheriff's Department

- Please be sure **not to leave valuables** in your car – specially those which are visible
- Empty contents from your glove compartment and leave it open, showing thieves it holds no valuables
- Always remove your gate clicker from the car to prevent theft and future use by thieves
- Use a steering wheel lock, car alarm, and any other means available to discourage theft
- Report suspicious strangers, particularly in parking areas, immediately to Security
- Notify security immediately (849-6828) when observing suspicious persons in parking areas.





## **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 is 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 is 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.**

### **Closing and Locking Pedestrian Gates: Keys Available in the Office**

Increasingly, we are finding our pedestrian gates being left open or ajar. Please be sure that pedestrian gates lock behind you when you exit the property. Also, if you observe an open pedestrian gate, please secure it immediately. Gate keys may be purchased in the office (\$5.00 for a gate key; checks only, no cash please).

## **HOLIDAY DECORATIONS**



December holiday decorations may be displayed up to 30 days before Christmas and 10 days after New Year's Day when the entire house can be decorated. No decorations or signage may be permanently affixed to a unit door. Holiday lights/decorations may be displayed in the patios, decks, and on the entry door. They may not extend to adjacent shrubbery, trees, or common area light poles. Decorations may be hung from balconies above patio areas.



## GIFTS AND GRATUITIES



No employee may accept a gift or gratuity from any vendor, resident, or person doing business with Woodside as it may give the appearance of influence regarding their business decisions transactions or service.



**Non –monetary gifts from residents are much appreciated!**

**Gift cards are allowed and welcome**

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## ANNUAL CHRISTMAS TREE DECORATING

Come join us Saturday, December 4th, 2:00 pm in the  
Old Woodside Clubhouse

Wine and Snacks and soft drinks will be provided



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## JAM SESSION



A group of dedicated local musicians living in the Sacramento area will liven up the Woodside's card room on **Thursday, Dec. 9** 7:30 - 10 pm. These musicians call their jam sessions SLOJAM. . They will jam to the music of their fiddles, mandolins, hammer dulcimers, guitars, cellos, penny whistles, accordions, banjos -- a variety of acoustic instruments, in other words! Irish, Scottish, American and English traditional tunes are the mainstay of this group's musical explorations. . Woodside residents are welcome to come listen -- and to tap their feet! Stay tuned for future dates.

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## ANNUAL CHRISTMAS PARTY

Saturday December 11th, 6:00 pm – 9:00 pm

Old Woodside Clubhouse

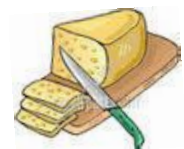
### PLEASE BRING

Finger Foods/Appetizers

Side Dishes

Desserts

**PROVIDED** Sparkling Cider, Wine and Spiral Ham



## WOODSIDE SERVICE DIRECTORY

The Association offers these advertisements for the convenience of our homeowners. We do not endorse or warranty any products offered or the workmanship provided by these vendors. Advertise for as low as \$25 per month! Reach over 2,000 readers!! Call the Woodside office for details. 922-8469



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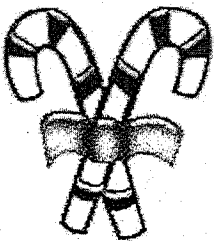
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