



Woodside Association Inc.
2274 Woodside Lane
Sacramento, CA 95825

January 2011

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

January 2011

ANNUAL MEETING

We currently have three board openings with five candidates running for those positions. Ballots have been mailed out to all owners on record. You should have received your ballot. 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.

WE NEED YOUR VOTE !



It's time to brush up on our Greek mythology.

Januarius, or January, was named after a Greek god named Janus. Janus was usually depicted with two heads facing in opposite directions and was used as a symbol of change and transitions such as the progression from past to future, or from one condition to another.

Today is the first work day of the New Year. The first thing I did when walked into the office was leaf through the pages of last years tattered and frayed calendar. It was rewarding to look back and see the many things that were accomplished over the course of the past twelve months. We have experienced significant progress in every area, from the sidewalks to the roofs, the landscaping to the tennis courts, the sauna's to the guest suite, the pool to the pond area and everything in between. It is very satisfying to review all that has been achieved and to know that the transitions that we have experience appear to be for the betterment of Woodside.

There is yet the other head of Janus that points us to the future and what goals yet need to be realized. These next twelve months should prove to be pivotal in the history of Woodside. Management is confident that we will all be witnesses to a substantial shift in how we process the maintenance and beautification of the property. We are passionately committed to being an association that is proactive instead of reactive with regard to work orders and restoration. We feel strongly that we will be able to achieve our goals of having a more efficient, cost effective maintenance department, the restoration of numerous buildings and structures, landscaping that doesn't just fix problems but increases curb appeal and a community feel that enhances the quality of life here at Woodside. Management not only embraces the New Year but also the goals and challenges that the New Year brings.

Like Janus we look back to applaud the past and look forward to conquering the future.



Decisions from the Board

There was not a Board Meeting in December.

Financial Report



General Financial Position

At the end of November there was \$979,415 in cash Reserves. \$159,760 was spent on Reserves during the month. Of the \$155,000 Special Reserve Assessment due August 1, 2010, \$144,536 or 93% has been collected. Since switching to a third party provider for natural gas six months ago, the association has saved over \$8,200.00.

Delinquencies

At November 30, delinquent assessments over 30 days late totaled approximately \$141,247.

Forty (40) 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.

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

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

- Car Break-ins 4 (2 East, 2 Sierra)
- Cited Cars 125
- Denver Boots 6
- Expired Registrations 23
- Cars with no Current Parking Stickers 14
- Speeding Cars 3
- Stolen Cars 1 (Sierra)
- Cellular Calls 142
- Disturbances 5
- Maintenance Emergencies 6
- Noise Complaints 5
- Suspicious Persons 16
- Vandalism 1
- Violations Written 18

Happy New Year!

MAINTENANCE HIGHLIGHTS (Nov 15th To December 15th)

- Total Open Work Orders 37 (all time low)
- Total Open Service Requests 126
- Total building inspections to determine scope of work 25
- Expansion Boards replaced with glue based cement 30
- Major Reframing of Chimneys and Walls 1 bldg
- Deck Replacements 2
- Fence Repairs 5
- Stucco Wall Replacements 1
- Concrete poured for sidewalks, patio slabs & landing repairs 20 cu yards
- Successful testing of Flood Prevention Equipment

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

LANDSCAPE COMMITTEE.



Rafael Fernandez and his workers completed extensive courtyard renovation at 863-865 in December.

We received a request for landscape work from 802. Please remember all grounds alterations must be approved. The office has tree and landscape request forms. Janet Shaban, Landscape Committee Chair (483-7669)

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, 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 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 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.

Residents may monitor water levels by going to www.floodready.org , Sacramento County Water Resources, Community Flood Preparedness (left hand side)

Chicken & Strong Ranch

Location + East of Bell, adjacent to Northrop there is an automated messaging system which lets security, the Board and the management team know when the DO5 gate is closing. This is an alert that begins the monitoring process. Management monitored the water levels over the last two weekends as a result of this very effective communication tree. We are happy to say that at no time did the current water levels reach the “monitor level”.

HAPPY NEW YEAR



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

If air quality is forecast to be unhealthy and exceeds 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 or www.SpareTheAir.com
4. 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.

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 MUST COME DOWN



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.



Happy New Year



JAM SESSION

A group of dedicated local musicians living in the Sacramento area will liven up the Woodside's card room on **Thursday, February 17, 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.

Don't Forget to **Vote**

The deadline for casting your vote is January 11, 2011 at 7:00 pm. 25% of the owners must vote in order to have a quorum. We **do not** have 181 votes as of today. (Jan. 3, 2011)



O Christmas tree, O Christmas tree, how lovely are your branches. But if your branches become less than lovely you can dispose of them by leaving your trees street side. Fernandez Landscape Co. will be picking them up in **Old Woodside on Thursday and Friday, East Woodside on Tuesday and Wednesday and Woodside Sierra on Monday**.

Just a reminder that Christmas decorations need to be boxed up for the year by... well, now.

A huge **THANK YOU**



Management, maintenance, security and office staff would all love to thank you for the wonderful holiday goodies. It was so thoughtful of you to include us in your holiday gift giving. We are all so appreciative of your kind generosity. The treats were a delight.



And now the daunting task of working off all those extra holiday pounds.

Happy New Year!

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



FinancialNetwork
Financial Network Investment Corporation

California Insurance
License # OC96147

Glen B Cheron
Financial Planner

1300 Ethan Way, Suite 150
Sacramento, CA 95825
Phone: 916-643-1400
Toll-free: 877-643-1400
Fax: 916-643-2211
Cell: 916-402-0260

**Woodside
Resident**

cherong@financialnetwork.com

ANGIE JACOB PETS



Custom Hand-Made
Sweaters and More
for your PET!

(530)414-0342

www.angiejacob.com

Angie is a
Woodside
Resident



Jo Ann Pino

Top 10% Senior Executive Associate
Masters Club Outstanding Life Member

6815 Madison Avenue
Fair Oaks, CA 95628
E-mail: joannpino@thegrid.net



#1 Selling Agent
in Woodside!

Cell.: 916•747-3236
Res.: 916•988-3236
Fax: 916•962-1435

LYON
REAL ESTATE
www.GoLyon.com

VIVALDI REAL ESTATE

IPM Investment Property
Management

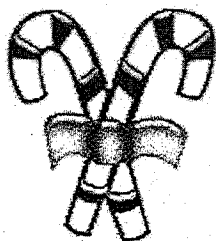
- ◆ Residential Real Estate
- ◆ Management
- ◆ Sales

LYN EFKEN

Realtor
Investment Property Manager

Hm Ph (916) 925-0543
Hm Fax (916) 925-0530
Cell (916) 798-9898

10217-A Fair Oaks Blvd.
Fair Oaks, CA 95628
(916) 962-1065



All Colors

Painting and Decorating
Handyman Services

Electrical, Plumbing and Cleaning Available

No Job to Small

Senior Discount

Mark Montalvo

Lic # 721168

A Woodside Resident

(916)489-9688