

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

**June 2011**  
**Monthly Board Meeting**  
**Tuesday, June 28, 2011 at 7:00 pm**  
**Old Woodside Clubhouse**



**BOARD OF DIRECTORS**

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**922-8469**

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**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

## June 2011

**OFFICE UPDATE**

May brought with it more wind and rain, so we continue to address roof leaks, lawn drains and water intrusion issues. We have had a crew of roofers consistently on the property over the last month putting flashing on the parapet walls and metal step shingles on many of the roofs.

This month we were able to get the pond and river beds cleaned. The aqua pumps in the pond area have been serviced or replaced as needed and the timer issues have been addressed.

We have been very busy writing up ivy and tree violations. We have sent out more than 100 letters to residents and owners indicating that they are not in compliance with the governing documents with regard to trees in their patios and ivy on the walls of the units. Writing violations is not something that we cherish doing. It is not in the top ten ways of how to win friends and influence people. It is however in the top 10 ways of how to keep Woodside looking good and remaining safe. Because of our new CC&R module we will be able to systematically follow up with those who do not correct the violation issue.

We are pleased to notify the board and association members that Frank Wilcox (the supervisor of the Construction and Maintenance Department) has recently completed his EPA Renovator Certification. This enables him to oversee and train our workers in safe lead-based removal practices.

As we wind down our fiscal year the maintenance and construction department are pulling together a few projects that have been in a holding pattern for some time. These projects include, but are not limited to a landing at 2292 and a walk bridge at 722/724. There are also a multitude of small work orders that need to be dealt with before the years end and we will be making a special effort to complete as many of those as we possibly can. This is all in preparation for what is to come in the 2011-2012 fiscal year and we are confident that this will be one of the best years ever.

The sealing project for Old Woodside Parking Lots will commence on Thursday June 2<sup>nd</sup>. Flyers went out to all Old Woodside Residents two weeks in advance of the start date. The office will make its best effort to get the monthly newsletter out early so that all residents will have the paving information as well. We anticipate only one day of construction from 7 AM to 6 PM. JB Bostick has been hired to complete this project. We appreciate the residents patience and cooperation.

**Association's monthly assessments will change effective July 1, 2011.**

You will be receiving your new coupon books in June

Unit Type	Sq Ft	2010/2011	2011/2012	Gas Logs
		Dues	Dues	
A	480-600	\$329	\$324	\$21
B	601-730	\$343	\$340	\$21
C	731-870	\$349	\$347	\$21
D	871-1000	\$363	\$363	\$21
E	1001-1300	\$378	\$382	\$21
F	1301-1650	\$405	\$414	\$21

Note: Unit Type F includes Unit 2252



## Decisions from the Board

- Voted to Lien/Foreclose on Delinquent Units
- Voted to write-off uncollectible dues on three (3) foreclosed units
- Approval of New Windows at 898-3
- Approval of reconvening Rules and Regulations Committee for clarification purposes
- Approval to stock several typed of door knob/locksets for resident purchase
- Tabled decisions on sidewalk change at 2224-4 &5 until June
- Approved seeking bids on increase of iron fence height along church boundary to 12'
- Approved Old Woodside Clubhouse Remodel Committee to begin planning



## Financial Report

### General Financial Position



At the end of April there was \$976,296 in cash Reserves. \$109,082 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 \$21,000.

### Delinquencies

At April 30, delinquent assessments over 30 days late totaled approximately \$123,556. The Association did not collect \$21,625 in the month of April.

Thirty Six (36) units are currently in collections.

Since 2007, 70 units have completed the foreclosure process, forcing a write-off of \$265,939 in delinquent dues, special assessments, and late fees.

## Architectural Committee Chair Needed

With a recent resignation, the Architectural Committee is seeking a new chairman. The Architectural Committee chair is responsible to perform unit inspections with the construction supervisor, Frank Wilcox, just prior to units being sold. Generally these inspections are held on Thursdays beginning at 10:00 am and inspections follow every 15 minutes. The day of the week is flexible if needed. There are currently two (2) other active members on the AC Committee. Other duties include reviewing architectural changes as requested by the homeowners then making recommendations to the board. Most of the paperwork and scheduling is done by the association office staff. Please contact any of the office staff for further information.

## CC&R's/Bylaw Committee Chair Needed

With another recent resignation, the CC&R's/Bylaw's Committee has an opportunity for a new chairman. There is currently a liaison from the board and several other involved members. Please contact the office if you are interested in this volunteer position.

## New Windows Approved

The board has approved Weatherite windows for retrofit installation. In keeping with our Rules and Regulations, these windows have a dark brown/bronze color and exterior fin which can be customized to the correct size. They have a white interior and an energy star compliant rating. The contractor currently being used is Sandino Enterprises, Inc AKA Weatherite and can be reached at 916-332-1009 for estimates or more information. A sample of the window is in the Woodside Office.

## 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 There were no car break-ins, stolen cars or acts of vandalism

- Car Break-ins – 0
- Cited Cars - 94
- Denver Boots - 2
- Expired Registrations - 12
- Cars with no Current Parking Stickers - 11
- Speeding Cars - 2
- Stolen Cars - 0
- Cellular Calls - 73
- Disturbances - 7
- Maintenance Emergencies - 1
- Noise Complaints - 7
- Suspicious Persons - 5
- Vandalism - 2

Violations Written – 120 (includes ivy/bush and tree trimming)

### MAINTENANCE HIGHLIGHTS (April 21 To May 20)

- Total Open Work Orders – 175 Total Open Service Requests - 73
- Framing Repairs - 2
- Drain Work/Grading/Pipe Repairs - 9
- Patio Doors, Shed Doors, Gates Replaced - 13
- Shed Replacements - 2
- Plumbing & Electrical Repairs - 16
- Roof Repairs - 10
- Sheetrock Repairs – 8 plus one entire unit
- Fence Repairs - 4
- Cubic yards of concrete - 6 areas 15 cy
- Bldg Inspections to Determine Scope of Work – 47



### 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



### PET FOOD –

No pet food is permitted outside a unit. Any pet food containers found outside units will be disposed of by association personnel. Rules & Regulations 31.7.

## REMINDER of WOODSIDE'S POLICIES REGARDING TREES AND SHRUBS

Many citations have been written over the past month - please call the office if you would like the association to take care of trimming or removing the ivy and bill you for work done

### Trees located in patio areas:

- May not touch buildings
- Must be kept a minimum of 3ft away from building roofs
- Are not allowed to overhang or make contact with upstairs balconies
- Any tree uplifting or pushing against a patio wall, fence or shed must be removed
- Unsightly trees or branches must be pruned or removed



### Shrubs located in patio areas

#### Patio Shrubs must not:

- be allowed to infringe on adjacent units
- touch or block an adjacent unit's window
- touch building or building roof

### Patios beneath balconies:

- Shrubbery may not exceed the height of the floor of the upstairs balcony
- The shrubs may not touch the bottom deck of the balcony

If not corrected by owner within 30 days of notification, management will arrange for work to be done and invoice the owner.

### Ivy on buildings

It is each unit owner's responsibility to remove ivy growing on your building. Ivy is allowed to grow on patio walls only.

## 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



**New Bikes** – Woodside HOA has purchased 4 new bikes – if you would like to borrow one please contact security at 849-6828. Bikes may be checked out for up to 4 hours. Check out hours are 8am to 6pm, 7 days a week.

### Wireless in the Clubhouse!

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



**GREAT NEWS!! WEATHER PERMITTING!!**

**We will be seal coating designated areas of the  
Old Woodside Parking Lots on:  
Thursday June 2, 2011**

- **All vehicles must be out of the designated parking lots from 7 am to 6 pm.**
- **Any vehicles remaining in the designated parking lots after 7 am will be towed at the vehicle owner's expense.**

**We ask for your cooperation:**

- **Please be considerate of the workers, and stay out of their way including surrounding areas of the construction zone.**
- **No watering of any nearby landscape for two days prior, as well as one day after completion of the work.**

**We regret any inconvenience this may cause you and thank you for your cooperation.**

**JB Bostick Company**

***Woodside residents parking in other areas while the new seal coating is taking place may place your flyer on the dash of your car. this will be helpful for Security .***

## THIS MONTHS CALENDAR OF EVENTS

**Swanston Community Center** – offers many morning and afternoon classes. **Computer Classes** – Unlocking the Internet, Tuesdays and Computer literacy on Mondays. Several **MORNING AND AFTERNOON exercise classes** including Life Long Fitness Program Tuesdays and Thursdays Jazzercise, several time slots available, Stop it up walking club Tuesdays and Thursdays, (NEW CLASS) Tai Chi: moving for better balance on Tuesday and Thursdays 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.



# July 4th BBQ

Old Woodside Clubhouse 4:30pm – 8:30pm

Food- Music- Friends

\$5 a plate

Serving – Hot dogs/Hamburgers, fixings, potato salad, chips, soda and more.

You may BYOB

Please stop by the office or call us if you are planning to attend.

### VOLUNTEERS NEEDED

A great way to get involved and meet some new neighbors is to volunteer.  
Pick one of the categories and sign up.

**Volunteers** are needed for decorating, set up, clean up, and serving  
please come by the Woodside office to sign up or call the office at 922-8469  
or Laurie Thrash at 923-6526



## 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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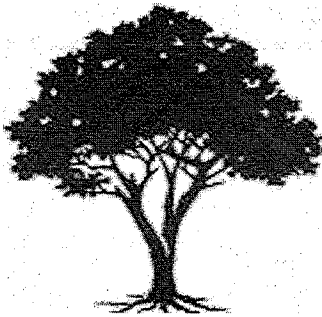
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