

BOARD OF DIRECTORS

President, John Bird

Vice President

Allen Anderson

Treasurer

Cyrus Youssefi

Secretary

Jan Mitchell

Director

John Gomez

Director

Nick Lapis

Director

John Atkinson

MANAGEMENT

922-8469

Capital Property Management,

Cindy Wickliffe

Sherman Britton

Bookkeeper

Nancy Sperko

Administrative Assistant

Linnette Hubbard

MAINT. STAFF

923-5275 On-Call

Supervisor,

Don Jackson

Ryan Mercure

Robert Stiffler

Arturo Prado

Bennie Manning

Carlos Patino

Anthony Patti

SECURITY

849-6828

Supervisor,

Adam Wade

Art Walker

Whitley Varney

Jaye Olea



Woodside News

March 2009

We would like to thank the Woodside residents for their kind words, cards and flowers at the passing of Cindy's dad. Your thoughtfulness was very much appreciated. Cindy and Brad Wickliffe

OFFICE UPDATE

The pools and spas will be available for use the Saturday, March 7th, 9:00 am.

The management team has been diligently working on budgetary numbers for the budget meetings which are to begin Wednesday, March 4th at 6:00 pm. The budget meetings will be held in the card room and homeowners who are not on the committee are welcome to come and observe the committee proceedings.

NEWS FROM THE BOARD

At the March 3rd (February meeting was postponed) meeting the following decisions were made by the Board:

1. Adoption of Window Replacement Policy
2. Acceptance of PG&E Tree Removals
3. Trenchless Sewer line Installation on Bldg 2262 to Northrop
4. Roof Replacements Bldgs. 2254, 790, 613/615
5. Merit Injection treatment Old, East (Sierra has been done)
6. Asphalt Repair due to pipe break.
7. Removal of leaning Cedar at bldg. 613 (to be removed March 16th)
8. Adoption of Policy prohibiting the planting of Redwoods, Cedars and Pines on the Woodside Property.

Window Replacement Policy

Replacement of window must be the same style and color that the developer installed on the property.

Replacement or installation of individual window must replicate the original design in style and color so as to represent like windows in any one unit/building.

Allowable windows are to be dual pane, insulated glass, low E up to 272 or equivalent. Frames are to be bronze in color.

Stucco Installation – Stucco may not be altered due to (1) water barrier intrusion, (2) texture matching and (3) stucco cracking.

Retrofit Installations – Retrofit installations are allowed as long as the fin within the confines of the exterior casing (no overlap). Maximum fin to be 1 5/8".

All Upgrades need to meet building code requirements for tempered glass.

Policy Regarding Redwoods, Cedars, Pines

The Board voted to prohibit the planting of Redwoods, Cedars and Pines on the Woodside property due to concerns regarding potential damage to neighboring buildings.

Repeal of Prior Board Decision

The board voted to repeal the October 23, 2007 decision that "all insurance money recovered to be returned to the homeowners up to the amount paid." This decision was made in light of the fact that the Association has not been made whole from the flood of 12/31/05.

General Financial Position



At the end of January, there was approximately \$502,512 in cash Reserves. \$61,803 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 January 31st delinquent assessments totaled approximately \$119,302.

Thirty seven (37) units are currently in collections.

Since 2007, 29 units have completed the foreclosure process, forcing a write-off of \$106,369 in delinquent dues, special assessments, and late fees.

Reserve Spending

At the end of January we had approximately \$162,000 left to spend in reserves to stay within Woodside's \$500,000 annual budget. Until June 30th, the end of our fiscal year, Don Jackson and management are focused on conserving reserves as much as possible. The only reserve expenditures for the next several months will be for emergency situations only.

MAINTENANCE

- Total Open Work Orders **99**
- Drains cleared **10**
- Landings Repaired **3** (877, 720, 2217)
- Lights Installed **5** (602, 2262, 644, 643, 2262)
- Gate Repairs **3**
- New Door Installations **6**
- Hot Water Issues Investigated **8 including 3 circulating pumps (East & Sierra)**
- Water Leaks **5** (712, 730, 895, 615, 2201)
- Partition Fences **1** (2236-1)

SECURITY

There were no Stolen Cars, Tows, Home Break-ins, Acts of Vandalism

- Car Break-ins **1 (east)**
- Cited Cars **85**
- Denver Boots **4**
- Expired Registrations **13**
- Cars with no Current Parking Stickers **8**
- Speeding Cars **5**
- Cellular Calls **91**
- Maint Emergencies **1**
- Noise Complaints **10**
- Suspicious Persons **11**
- Violations Written **22**

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.



PARTY TIME

**Sunday March 29, 4-7pm
Old Woodside Clubhouse**

**Bring a salad, side dish or dessert
Woodside will provide
Sandwich Bar
Wine & Soda**



Swanston Park Adult 50+ Lunch Program

Monday-Fri 10:30-1:00 pm

Cost: FREE for over 60 year olds, \$7.50 under 60

Lunch provided, cards, games, movie showings, dances, special events

Anyone interested in these, or other programs and special events at Swanston, please come in to Swanston today, or call (916) 333-6464. We are also available at www.morpd.com

Work orders – must be called into the office during office hours. Mon – Fri 8am – 6pm 922-8469.

Please call security for a weekend emergency **but** to have a work order issued you will still need to call the Woodside office.

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.**

Water Issues at Woodside

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.



Water pipe leak – slab leaks – Are your floors warm? If you live on the ground floor and notice your floors are warm, please notify the office immediately! This is an indication of a slab leak!

Sacramento Flood information

Residents are encouraged to access the county website, www.floodready.org, for flood information.



Tree Committee

The tree committee is working with representatives from PG&E to agree on this spring's round of removals and pruning for the areas under the power lines in both East and Old Woodside. We are negotiating with them the best way to maintain the Woodside "look" and meet the new federal guidelines. They are very sensitive to our wishes, and we appreciate that they don't just come in and clear cut the whole area. The challenge for all of us is to accept the fact that we will never again have trees taller than 15 feet in the most critical areas, and then figure out to do next. We're working on it, and appreciate your patience and your input.

Pruning and tree removals may have already started when you read this, but you can expect to see new trees in the ground shortly thereafter. PG&E is again reimbursing us for the cost of new plantings, and we hope to get a lot of work done before the summer heat sets in. We also plan to replace many of the trees that were lost in last year's storm. If you know of a spot (NOT under the power lines) that could use a tree, or if there is a particular kind of tree that you would like to see on site, let us know. If you can recommend a species that won't exceed the height limits under the power lines, we want to hear from you.

As always, if you note a serious tree emergency, please notify the office or security right away. If it is not an emergency, fill out a Tree Request Form available on line or at the office. If you would rather contact me directly, call (916) 978-9304, or e-mail me at dorothywooldridge@sbcglobal.net. Be sure to include a way for me to contact you, and let me know the best time to do that.

Dorothy Wooldridge, Chair, Woodside Tree Committee

Dorothy Wooldridge can be reached by at dorothywooldridge@sbcglobal.net or by phone at 978-9304.

NOTICE OF TREE REMOVALS

PG&E

Chinese Elm by 720, Tulip by 722, tulip stem has crack SE side of pond near 724, Tulip SE side of pond, Tulip south side of pond, Alder north side of pond, Privot near parking #506, Redwood between 874 and road, Privot along median by gate 3, Sycamore between 705 & Sierra gate under 115kv line.

In Old Woodside Hackberry between guest parking and tennis court, Chinese Elm in fence at dog park, Tulip by gate 2 near 2294, Alder near 2294. PG&E will begin removals on March 10th, at 8:00 am.

Other

Sierra, Cedar at Building 613 (tree is unstable and is leaning). ECO is scheduled to remove this tree March 16th.





Landscape Committee

Report offenders. Complaints about animal excrement continue. Report residents who refuse to pick up their pets' waste to security (849-6828). Security can issue a citation on the spot.

Common area landscaping must be approved. You must complete one of three forms available in the office. The form for trees is Tree Request. The forms for shrubbery, etc., are (1) Request for Woodside Common Grounds Landscape Work Paid For By Resident and (2) Request That Woodside Landscape Committee Place a Common Grounds Area on a List of Landscape Projects to be Paid For By the Association.

All unapproved trees, shrubs, grass, etc., in a common area are subject to removal. So, please, make a request.

Desire pruning or shrubbery removal? Please contact Janet Shaban, not the landscape workers.

Janet Shaban, Landscape Committee Chair (483-7669)

Electrical Issues at Woodside

Woodside was built with 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.



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.

POOLS AND SPAS *Open March 7*

Improvements have been made to the pools and spas. All 3 spas and the large pool in East Woodside have been resurfaced and retiled and are ready to be enjoyed by all beginning Saturday, March 7th.



CHANGE YOUR CLOCKS - Daylight Savings time begins Sunday, March 8.

Remember to set your clocks forward.

LOST AND FOUND

The Woodside Office has had car keys turned in. If you are missing your keys come and see us.



Woodside Association Inc.
2274 Woodside Lane
Sacramento, CA 95825



March 2009

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

We hope to see you there!!!

