



Woodside Association Inc.
2274 Woodside Lane
Sacramento, CA 95825

MAY 2011

Monthly Board Meeting

Tuesday, May 24, 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

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 Patino

ALLIED BARTON SECURITY

849-6828

Art Walker

Whitley Varney

Jaye Olea

George Jackson

Singh Buttar

Woodside News

May 2011

OFFICE UPDATE

These are beautiful days in the neighborhood. The colors of Woodside are bright and vivid, the grass is green and plush and the smell of progress permeates the air.

The March winds and April showers are behind us and we are happy to announce that we only suffered one tree fatality. The walnut tree in the Old Clubhouse pool area finally relented to the pounding storms of Sacramento. The Tree Committee is in conversation about how best to replace the fallen tree.

The pool heaters have been fired up and the pools are officially open for business and ready to bring refreshment to the early swimmer and sun bathers.

Work orders and major repairs continue to be addressed across the Woodside property. Please continue to be patient as we work in your area.

The changes that we have made to the Security violation process bring both accolades and criticism from our homeowners. No guesses as to which group is not happy with the change. Keep in mind that while we do not like issuing violations, we do so for the good of the entire community. Let me encourage our homeowners to make sure that our renters have copies of the governing documents and that they take time to read and understand the rules of Woodside. Over the course of the next few weeks we will be focusing on patio trees, ivy and shrub violations. A reminder will be placed in the newsletter along with the patio guidelines from our governing documents.

We are encouraged about the progress that is taking place here at Woodside. While we are happy that much is being done we are also attentive to the many things that are yet in need of repair. We are committed to pushing forward in making Woodside the best that it can be.

The Board of Directors has adopted the Annual Budget. The 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 Dues | 2011/2012 Dues | Gas Logs |
|-----------|-----------|-------------------|-------------------|----------|
| 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

If you have any questions, please feel free to contact the office.

If your unit contains Gas Logs, please add that amount to your monthly dues.



Decisions from the Board

- Voted to Lien/Foreclose on Delinquent Units
- Voted to write-off uncollectible dues on two (2) foreclosed units
- Adoption of the Annual Budget (no special assessment and no overall increase)
- Removal of Walnut Tree at 2202-8
- Approval of Washer/Dryer Installation at 701-1
- Denial of double moped parking in single parking space
- Approval of additional bank account – Dues Account
- Approval of management investigation of chimney issue at 873-10



Financial Report

General Financial Position

At the end of March there was \$981,390 in cash Reserves. \$82,361 was spent on Reserves during the month. Of the \$155,000 Special Reserve Assessment due August 1, 2010, \$146,374 or 94% has been collected. Since switching to a third party provider for natural gas seven months ago, the association has saved close to \$17,000.

Delinquencies

At March 31, delinquent assessments over 30 days late totaled approximately \$127,024.14. The Association did not collect \$22,916.57 in the month of March.

Thirty Four (34) units are currently in collections.

Since 2007, 68 units have completed the foreclosure process, forcing a write-off of \$257,534 in delinquent dues, special assessments, and late fees.

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 - 101
- Denver Boots - 1
- Expired Registrations - 12
- Cars with no Current Parking Stickers 18
- Speeding Cars - 1
- Stolen Cars - 0
- Cellular Calls - 68
- Disturbances - 9
- Maintenance Emergencies - 3
- Noise Complaints - 9
- Suspicious Persons - 6
- Vandalism - 0
- Violations Written - 56

MAINTENANCE HIGHLIGHTS (March 21 To April 20)

- Total Open Work Orders – 137
- Total Open Service Requests - 86
- Painting/Electrical Repairs 26
- Drain Work/Cleaned/Replaced 17
- Doors Repaired/Replaced 6
- Deck Replacements 4 Repairs 2
- Plumbing Repairs 6
- Roof Repairs 8 buildings
- Stucco Repairs Large/Small 7
- Fence Repairs 4
- Cubic yards of concrete/ 17 areas 17 cy
- Bldg Inspections to Determine Scope of Work 58



RESIDENT REMINDER

Old and East Woodside were built using 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. The office has samples of outlets that are compatible with aluminum. Come by the office.



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.

Condo Insurance Policy or HO-6 - Homeowners you need to make sure that within your 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

PET REPORT

Report offenders. Complaints about animal excrement continue. Please report residents who refuse to pick up their pets' waste to security (849-6828). *Security can issue a citation on the spot.* Just a reminder that all cats and dogs must wear tags identifying the owner. Any cat or dog without identifying tags may be mistaken as strays and picked up by animal control.



REMINDER of WOODSIDE'S POLICIES REGARDING TREES AND SHRUBS

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.

BALCONIES

It is the resident's responsibility to have protective saucers underneath plants on balconies to catch any water runoff. Also, think about the # and size of plants on your balconies. Owners will be held liable for damage to their balconies due to water or excess weight on your balcony.

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

GATE ACCESS

Did you know you have a way to open the gate from your phone? Your phone must be in the 916 area code to access this service. Please call the Woodside Office to have your phone number added to gate code so you can open the gate for your guests.



SWIMMING POOL POLICY *Woodside Swimming Pool and Spa Rules*

(No Lifeguard on duty at any time. Swim at your own risk)

As summer kicks into high gear, it is important everyone follow the rules, which ensure a safe and enjoyable water experience for our Woodside residents and their guests:

1. No resident or guest under the age of 18 is permitted in any pool or spa unless closely supervised by an adult resident. Said resident will be held responsible for the behavior of children and guests.
2. No glass or breakable material is permitted in any pool at any time. These materials may be taken and disposed of by Association personnel.
3. Guests are limited to 4 (including adults and children) at any one time. A resident must accompany guests at all times.
4. No food is permitted within the fenced pool area.
5. No pets are allowed in any pool area at any time, except guide dogs.
6. No running, shoving, pushing, or other obnoxious behavior is permitted.
7. Only clothing sold as swim wear may be worn in the pools or spas. No cut-offs, jeans, tank tops or street clothes are permitted.
8. Only lapboards and life jackets are allowed in the pools. No other flotation devices, inner tubes or inflatable items are allowed in the pools.
9. No diving permitted.
10. No nudity at any pool or spa
11. Spa use may be inappropriate for certain medical conditions or body weights. Supervising adults must physically accompany persons under 18 years of age while using the spa.
12. Children in diapers are not allowed in the pools or spas at any time. Suitable "swim diapers" like Swimmers or Water Babies are allowed.
13. Gates and doors must be closed after entering or leaving the pool areas.
14. Suntan oils must be removed before using the pools or spas. Since oils clog filter systems, a glycerin-based suntan lotion is preferred.
15. Each resident is responsible for removing and depositing all refuse in the trash containers.
16. No bicycles are allowed in the pool areas.
17. No Smoking in pool areas.

Please keep the following in mind as well:

- Be sure to report any rule violations, and unauthorized use by outsiders, immediately to Woodside Security at 849-6828. Security will be conducting frequent pool checks this summer.
- When using the spas– **do not push the emergency shut off!** It takes the system down. The pool company has to come out to get it heated again which may take up to 2 days.
- Please remember to be considerate of those around you while talking on your **cell phones** in the pool area.

THIS MONTHS CALENDAR OF EVENTS



Mother's Day

Come and celebrate Mother's Day on **Saturday May 7th**. Stop by the Old Clubhouse. Enjoy orange juice, pastries and coffee from 10am to 12 noon. Please sign up, call or e-mail the office by Thursday, May 5th.

JAM SESSION

A group of dedicated local musicians living in the Sacramento area will liven up the Woodside's card room on **Thursday, May 12, & 26**, 7:15 - 10 pm. Gates open from 7:00 to 8:00pm. 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.



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 . May 25th 1:00 – 2:00pm Getting Fiscally Fit a Free Event. Swanston Community Center is located on Northrop next to Woodside East. Please come by and meet us.



July 4th BBQ

Old Woodside Clubhouse

Food- Music- Friends

Put it on your calendar 4th of July

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 916-922-8469.



Lorain Tremayne M.A., MFT
Alchemical Hypnotherapist and Life Coach

25 Cadillac Drive, Suite 230
Sacramento, CA 95825

Phone: (916) 342-1663
Fax: (916) 929-9299
lorainatremayne@gmail.com



**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



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

Sylvia Petersen Young, MS, CCHT, MFT #43264
Marriage Family Therapist - Relationships



YOUNG THERAPY
Life Coach, Hypnotherapy, Grief Counseling
25 Cadillac Drive #230 – 916-802-9903
www.youngtherapy.net
WOODSIDE RESIDENT



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



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