



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

November 2011

Monthly Board Meeting

Tuesday, November 22, 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

vacant

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

Jaye Olea

Site supervisor

Whitley Varney

George Jackson

Joe Alves

Steven Lewis

Dwayne Canada

Woodside News

November 2011

BOARD CANDIDATE FORUM

Come and meet the nine candidates who will be running on the ballot for the January 11, 2012 board election. The forum will be held Wednesday, Dec 14, 6pm at the Club House in Old Woodside. The forum will be moderated by Nola Castle, Chairperson of the Nominating Committee.

OFFICE UPDATE We have survived the season's first series of storms and I am happy to report that even though there were still several areas of concern regarding drainage and leaking the amount compared to past years was minimal. The best time to identify water issues is when there is lots of water so we will continue to monitor the property as we go through the rainy season.

These are exciting times for Woodside. We currently have 4 slots open for the 2012 board member election. We commend the nine (9) owners who are willing to serve by running on the ballot. The life of the association is dependent upon dedicated, knowledgeable homeowners who are willing to commit their time and energy to the improvement of the community. In reviewing the applications, we would like to address some of the themes. The cohesiveness of the board of directors has yielded much progress over the last five years. Working together, the association has moved from a reactive approach to management to a proactive approach through increased interaction and involvement on the part of the board working alongside management. A recent development was to have 100% participation by the board members in the annual Budget Committee meetings. As a result of the last budget sessions the board adopted a community-wide ten year renovation plan with funding that has not required a special assessment or increase in dues. Good planning and expert budgeting, as well as valuable input from the Browning Reserve Group, has led us to a very stable financial environment in which to manage. A lesser known fact for the homeowners is that the board is provided with, on average, about 200 pages of documentation in the monthly board packet. We strive to be as transparent as possible and also maintain an open door policy. Many owners have availed themselves of this opportunity and have had their questions and concerns addressed directly by the managers. Both the newsletter and community website have been updated and expanded over the years, with the intent that all owners, both on-site and off-site, are fully informed as to what is being accomplished by the association. Most importantly, the financial data provided to the board includes many supporting schedules to the financial statements. The reporting of the annual reserve budget is backed up with sub-schedules for each of the ten buildings included in the current ten year plan (10 buildings per year for 10 years). This was the result of the managers and Construction Supervisor working closely with the Browning Reserve Group who developed a more intricate Reserve Study to meet the unique financial challenges facing Woodside. On a property with 56 acres and about 1,000 residents, the day to day work flow is often interrupted by some kind of emergency. Often our limited maintenance team is pulled away from the day's schedule to address urgent matters as they arise. We appreciate the patience of all the owners when, at times, it appears that projects are abandoned or unfinished! Maintenance tasks through the work order system are orderly and systematic however the best laid plans often change with a property as large and as aged as Woodside. The board also wanted to remind residents that we have saunas available in East and Sierra Clubhouses.



MAINTENANCE HIGHLIGHTS (Date: Sep 8 - Oct 15, 2011)

- A. Total Open Work Orders – 160
- B. Total Open Service Requests – 55
- C. Painting Projects - 6
- D. Drains Cleaned or Installed – 6 Large Areas
- E. Balconies Replaced - 3
- F. Roof Replacements - 5
- G. Roof Repairs - 3
- H. Gate Fence and Door Replacements - 5
- I. Sheds Replaced - 3
- J. Stucco/Sheetrock/Walls Repairs - 4
- K. Concrete Repair, Expansion Boards, Footings, sidewalks, Patios – 20 Cubic Yards
- L. Bldg Inspections to Determine Scope of Work - 29

SECURITY (August 15 – Sept 15)

- o Car Break-ins – East -1
- o Home Break-in – Sierra - 1
- o Cited Cars - 115
- o Denver Boots - 1
- o Expired Registrations - 7
- o Cars with no Current Parking Stickers - 22
- o Speeding Cars - 1
- o Stolen Cars – 0
- o Tows - 0
- o Cellular Calls - 57
- o Disturbances - 6
- o Maintenance Emergencies - 3
- o Noise Complaints - 6
- o Suspicious Persons - 8
- o Vandalism - 1
- o Violations Written – 12

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.



To Avoid Car Break-Ins and Thefts Affecting Woodside

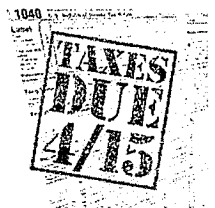
.Please be sure to follow these suggestions from our Sheriff's Department



- 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.

DO NOT LEAVE YOUR REMOTES IN YOUR CAR - remember lost or stolen remotes have a \$100 lost fee.

REDUCE YOUR PROPERTY TAXES – several owners have contacted our office to let us know that they were able to have their property tax assessment lowered significantly. – YOU CAN GO ONLINE to request having your Property Taxes reduced – we were told they had replies in under 2 weeks. Look at your Property tax bill for your parcel number and have an idea of what units your size have recently sold for. (see Zillow.com)



Decisions from the Board

- Approved September Minutes
- Approved 9 Board Candidates
- Approved 2229 Parking space as 1 Visitor Parking and 1 No Parking
- Approved Identification Cards to be issued
- Approved /Dog Park times 8:00am – 10:00pm
- Approved Board Vacancy left vacant until Re-election.
- Approved Temporary replacement of flooring in Old Clubhouse bathrooms and removal of saunas in Old Clubhouse for remodel
- Approved Gate code reprogramming
- Approved Re-roof of 2282
- Approved – Recoating of 10 Foam roofs
- Approved – Umbrella, Hazard, and Directors and Officers insurance with Willis Insurance Company



I. FINANCIAL REPORT

A. General Financial Position:

At the end of September there was \$775,065 in cash Reserves. \$115,560 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 \$34,000

B. Delinquencies:

At September 30, delinquent assessments over 30 days late totaled approximately \$116,333. The Association did not collect \$18,735 in the month of September.

Twenty Five (25) units are currently in collections.

Since 2007, 85 units have completed the foreclosure process, forcing a write-off of \$312,547 in delinquent dues, special assessments, and late fees.



THINKING OF SELLING? WHAT TO DO

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.



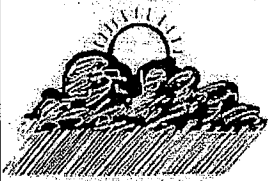
Water shut off – if you or your plumber need to turn the water off, you must give the Woodside office 48 hours notice. The water shutoff affects all the residents in your building. Water shut off hours are between 10am and 2pm and repairs need to be scheduled during those hours. Water will not be shut off on the weekends unless an emergency exists.

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



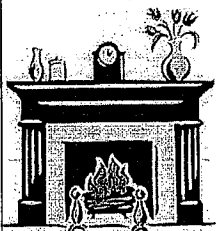
STORM READINESS

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.

Check Before You Burn Starts November 1 in Sacramento County and its Cities



The fifth season of the Sacramento Metropolitan Air Quality Management District's **Check Before You Burn** program starts November 1 and runs through February 29, 2012. Residential wood burning will be restricted or prohibited on days when fine particle pollution is forecast to be high. The law is in effect in Sacramento County and its cities of Citrus Heights, Elk Grove, Folsom, Galt, Isleton, Rancho Cordova and Sacramento. Residents are required to Check Before You Burn.

The District will restrict or prohibit the use of indoor and outdoor fireplaces and wood stoves, and fire pits and chimneys that burn wood, pellets, manufactured logs or any other solid fuel to keep fine particle pollution down. A voluntary request to discourage burning will be issued when air pollution levels are on the rise.

Check Before You Burn Categories:

Stage 2 – All Burning Prohibited

- All burning is prohibited in **any device** when fine particle pollution is forecast to exceed 35 micrograms per cubic meter. It is illegal to burn any solid fuel, including wood, manufactured logs and pellets.

Stage 1 – No Burn – Unless Exempt

- It is illegal to burn when fine particle pollution is forecast to be 32-35 micrograms per cubic meter *unless* EPA certified fireplace inserts or stoves, or pellet stoves are used.

Burning Discouraged – Voluntary

- Burning is discouraged when fine particle pollution is forecast to be 26-31 micrograms per cubic meter. The AQMD asks you to voluntarily choose not to burn.

Legal to Burn

- When the forecast is 25 micrograms per cubic meter or lower then it is legal to burn and the use of manufactured fire logs is acceptable at this level. If you choose to burn please follow clean burning techniques in order to burn as cleanly as possible.



Presidents Remarks

Woodside is a hot bed of activity these days. On any given day we are witness to an overwhelming amount of projects and activities both large and small. Because we are not accustomed to work on such a large scale it causes some to express concern. I would like to address a few of these concerns so that we all might be able to enjoy the progress that is taking place here at Woodside.

One of the questions that I address often comes from a financial concern regarding maintenance and construction. Almost everyone agrees that Woodside is in great need of repair and restoration. Yet there remain a few owners that feel we cannot afford the current renovation plan and that we should instead reduce our dues. Although we would all love to have a reduction in dues we cannot turn a blind eye to the many needs that face Woodside. It is imperative that we no longer defer the structural upkeep of our property. The time to have a proactive maintenance plan is long overdue. The bottom line is that we cannot afford to not proceed with the Operation Restoration plan. The failure to move forward with a plan that addresses the structural integrity of our buildings would be catastrophic. The budget process is done by a committee. Any owner may join in on the process. I encourage each of you to serve on the Budget Committee or sit in on our budget planning meetings. The budget is developed well over a six week period, then submitted to the board.

Another complaint that I have heard a few people mention lately is that our maintenance crew does not complete the work that they start. I will admit that this is an area that I too am concerned about. Unfinished projects have always caused me great concern. We do need to recognize two important phenomenon's that affect this dynamic at Woodside. Emergency's or potential emergencies surface on an ongoing basis. While they may or may not end up being actual emergencies, because of the liability we must treat each one as if it is a true emergency. Further more in order for us to keep our contracts at the lowest price possible we allow some of our contractors a more flexible time line. An example of this would be a concrete company giving us a reduced square footage price for projects over twenty square feet with another reduction if the company can deliver while in route to another job site. In this scenario we prolong the project in order to realize these savings. It is this thinking that has allowed Woodside to not only remain under budget for the last several months but also for the last year.

There is one last area that I would like to address within this newsletter. The Board of Directors, management, office staff and maintenance are passionate about keeping clear and open communication between our homeowners and leadership. Although there are areas that must remain confidential we do strive to make ourselves available to anyone who has a concern, a complaint, an idea or compliment. If you have any questions please feel free to contact the office or myself anytime.

Adult Classes Coming to

Swanston Park NEW!!!! Classes at Swanston

Van Tours Coming to Swanston.
Call for more Information.
916-333-6464

Computer Classes

Friday, Nov. 4: Getting to Know Craigslist
and eBay

Friday, Nov. 11: Facebook and Social
Media

Friday, Nov. 18: Digital Camera to
Computer
9-11 a.m.

\$10 per class or \$25 for all three (\$5
savings)

Computer Literacy
Mondays, November 7-28
1-3 p.m.
\$30 (4 weeks)

Unlocking Email and
Attachments
Tuesday, November 15
9-11 a.m.
\$10 2 hr. session



CALENDAR OF EVENTS

🎵 **HELP!** I need somebody, **HELP!** 🎵 I am not talking about the Beatles but **You** signing up to help out at one of the Woodside events listed below - the more the merrier, and you will be sure to make some new friends in the process.

If you are interested in volunteering stop by the Woodside Office, 2274 Woodside Ln in Old Woodside to sign up.



Pre – THANKSGIVING Social Evening

Friday, Nov 18, 6pm

Stop by for some turkey sandwiches – condiments – large salad, Holiday pies and tea and coffee (Bring your own booze or soda)
Please sign up by November 14, at the Woodside Office



HOLIDAY DECORATING

Come out Friday, December 2, for our Annual Decorating Event.

Old Woodside Clubhouse - 11am

Juice, coffee and pastries will be available for volunteers.
What a great way to get into the holiday spirit!



Winter Crafter Sale

Come One Come All to a very special event, our Winter Craft Sale Paintings, Jewelry, Pictures, and much more!
December 3, 2011 from 10 to 4 in the Old Woodside Club House.
To sell your craft items please email Lee Ann Blanke (lblankes@aol.com).

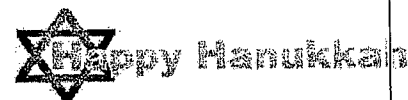


ANNUAL HOLIDAY PARTY

Saturday December 10th, 6:00 pm

Old Woodside Clubhouse Enjoy a scrumptious Holiday buffet featuring Christmas and Hanukkah treats

Please sign up by Wednesday, December 7 – free event



CHRISTMAS CAROLING- Sunday, December 18, 6pm


Mark your calendar - all details will be in the December Newsletter

“Watch for flyers”




WOODSIDE SERVICE DIRECTORY

The Association offers these advertisements for the convenience of our homeowners. Advertise for as low as \$25 per month! Call the Woodside office for details. 922-8469



Jo Ann Pino
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6815 Madison Avenue
 Fair Oaks, CA 95628
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All Colors
**Painting and Decorating
 Handyman Services**

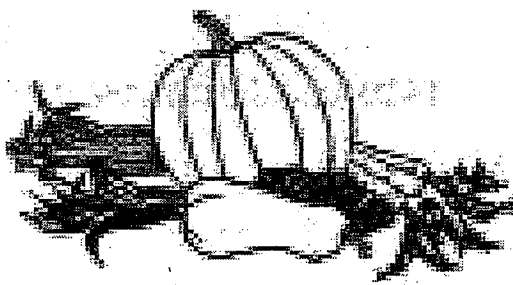
Electrical, Plumbing and Cleaning Available
No Job too Small Senior Discount

Mark Montalvo Lic # 721168
 A Woodside Resident (916)489-9688

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



*Grief Counseling for Loss
 Hypnotherapy to stop emotional eating*
 WOODSIDE RESIDENT
 916-568-9557 www.youngtherapy.net




Care for your dog or cat...
 walking, sitting, feeding, brushing, playtime,
 litter change, plant care, taking in paper/mail

We are Woodside Residents - Discounts Available
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