



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

**October 2011
Monthly Board Meeting
Tuesday, October 25, 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

Whitley Varney

Jaye Olea

George Jackson

Joe Alves

Steven Lewis

Dwayne Canada



Woodside News

October 2011

NOTICE OF ANNUAL MEETING SEEKING BOARD APPLICANTS

Notice Date: September 1, 2011
To: Woodside Association Homeowners
From: Woodside Board of Directors
Re: Seeking Board Applicants

The Woodside Association Inc. Annual Members meeting will take place on Tuesday, January 10, 2012 at 7:00 pm in the Old Woodside Clubhouse. The new election policy requires appointment of an Inspector of Election. We have requested Angius & Terry LLP, to serve as Inspector of Elections and they have agreed to do so.

There are Four (4) Director positions up for election, each for a Two Year term. This is an excellent opportunity for you to serve and participate in governance of the Woodside community.

If you wish to serve, **you must fill out the brief questionnaire available at the office and submit to the Board of Directors at the office address by the close of Business, 6:00 pm, October 14, 2011.** All persons nominated for election shall meet the qualifications set forth in the Bylaws and the Declaration of Covenants, Conditions, Restrictions (CC&R's) of Woodside Association Inc.

Only those members in good standing that state their intention at the close of business, 6:00 pm, October 14, 2011 will be included in the secret ballot election process. A "member in good standing" means that the owner is current for all dues and assessment and not in violation of the CC&R's. Members in good standing may also be nominated from the Floor the evening of Tuesday January 10, 2012 at 7:00 pm.

After the deadline of October 14th has expired and applicants eligibility has been verified, a Candidates Night will be scheduled in November so the homeowners can hear from those running for the board of directors. The ballots will be mailed out on December 1st.



MAINTENANCE HIGHLIGHTS (August – 15 September 15)

- Total Open Work Orders – 210
- Total Open Service Requests – 67
- In House Painting Projects – 5
- Expansion Boards, Concrete Repairs – 6 cu yards
- Roofs Replaced – Not on 10 year plan - 5
- Siding/Stucco Repairs - 4
- Concrete Drain and Grading Repairs – 4 courtyards
- Patios Replaced - 3
- Electrical and Plumbing Repairs – 3 and 3
- Fence Repairs - 3
- Gate, Shed Door Replacements/Repairs - 9
- Sheetrock Repairs - 2
- Sheds Replaced – 2
- Decks Replaced - 6

SECURITY (August 15 – Sept 15)

- Bldg Inspections to Determine Scope of Work – 30
- Car Break-ins – East -1
- Home Break-in – Sierra - 1
- Cited Cars - 115
- Denver Boots - 1
- Expired Registrations - 7
- Cars with no Current Parking Stickers - 22
- Speeding Cars - 1
- Stolen Cars – 0
- Tows - 0
- Cellular Calls - 57
- Disturbances - 6
- Maintenance Emergencies - 3
- Noise Complaints - 6
- Suspicious Persons - 8
- Vandalism - 1
- 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.

Decisions from the Board

- Adopted Revised Rules and Regulations
- Approved "Dog Park Rules" sign
- Approved expenditure of additional landscaping between 712 and 708
- Approved continuing the investigation of Security Camera placement/pricing
- Approved continuing the investigation of Alpha Card Identification System
- Approved tree replacements at 2200 and 2224.
- Approved layout of kitchen remodel of Old Woodside Clubhouse
- Approved adding locks on the Tennis Courts at dusk
- Approved security usage of handcuffs, pepper spray for personal protection subject to training of guards
- Approved the sale of billiard table which has been in storage for years
- Approved lien/foreclosing on delinquent units
- Approved reviewed financial statements as prepared by Haley & Company LLP
- Did not approve/or consider purchase of 4-plexes on Carro Drive
- Approved beginning the renovation of Bldg 899 and to delay Bldg 2241/2245 due to timing of the weather
- Did not approve relocation of parking space for Unit 2200-2



OFFICE UPDATE

We are close to finishing up with building 661. The Landscape Committee has visited the site and they are gathering plans for ways to give this area some new curb appeal.

Management is recommending that the renovation on buildings 2241/2245 be pushed out to January of 2012. This will allow us to start renovation on a building with wood siding which would enable our contractors to overlap their work and keep everyone moving smoothly. Also, the rainy season will be here shortly and we feel the two buildings 2241/2245 would be too heavy of a load on our maintenance crew during a time when we are typically dealing with water issues.

While on the subject of drainage and roofs, this year maintenance has been very proactive in addressing drainage issues throughout the property. We have taken major steps in cleaning and replacing drainage lines that were broken or clogged. Many of the lines that terminated in the lawn have been routed to the main street drains. Earlier this year we had a roofing contractor go back and retro fit many of the slant roofs with a new flashing system that should curtail many of the annoying yearly roof leaks. This year we are certain that when the rains begin we will see a marked improvement in water intrusion from both the heavens and the earth.

Management has spent a great deal of time researching and contemplating the continued need for additional security measures. We have researched crime maps, talked to police officers and security companies and we have come full circle in our thinking. We are confident that our initial thoughts remain our best thoughts. Our thoughts are these: It is critical that Woodside make security a high priority financially, strategically, and intellectually. As the area around us continues to decline greater resources will be needed to ensure our safety and we should combat this problem by flanking all sides. Following are ideas that have come through the office from various individuals and although some may not be feasible they do reflect the breadth of our conversation. The suggestions have been: added officers year round in trouble areas, surveillance cameras in problem areas, intrusion deterrent plants where possible, higher fences along the north/east corner of Sierra, (perhaps even a solid wall), the ability for security to apprehend individuals when committing crimes, Officers with guard dogs, purchasing the buildings that are outside the fence between Swanston Park and the Unitarian Church, hire off duty police officer to patrol the perimeter, razor wire on the top of our fences and many others. We welcome you to share your ideas with the board and management in pursuit of continued safety and security.

We have had several setbacks in rebuilding the carport at 657. Before we could begin construction we needed to wait for the insurance money to arrive. Once the money was in place and the permits were pulled we were able to begin digging the footings only to discover that a main AT&T line was in the direct path of where one of the footings should be installed. An engineer was then needed to redraw the schematic for the new footings and the permits resubmitted. Because this is considered new construction there are several layers of plan checks that must be approved. We are only allowed to move at the speed of the county permit office. If we don't have the "go ahead" by the reading of this report we should within a few days and will begin the construction process soon after.

We are on the same path toward a greater Woodside.

FINANCIAL REPORT

General Financial Position

At the end of August there was \$799,125 in cash Reserves. \$131,557 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 **\$30,000**.

Delinquencies

At August 31, delinquent assessments over 30 days late totaled approximately \$111,439. The Association did not collect \$20,451 in the month of August.

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?



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.

LANDSCAPE COMMITTEE



Common area changes must be approved. Landscape and tree request forms are available in the office. Newly landscaped areas include 606, 611, 2270, and 2280. Janet Shaban, Landscape Committee Chair (483-7669)

PARKING AT WOODSIDE

Woodside only allows two vehicles per unit on the property. Please remember to notify and update your registration form with the office if you add or change vehicles. Make sure you have the correct parking sticker on your vehicle to avoid tickets or having your vehicle booted or towed. A silver sticker indicates one vehicle on the property and a bronze sticker indicates two vehicles are on the property. **No residents' trucks or motorcycles** allowed on Woodside property at any time.



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.



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.

PLEASE DO NOT FEED THE DUCKS! The office has received many complaints that the duck population is expanding and along with it the mess and loud squawking. The ducks also enjoy swimming in our pools making the pools less desirable for the residents. As a courtesy to all the residents, especially those who live near the pond area, please do not feed the ducks!



AMERICAN RIVER PARKWAY CLOSED – LEVEE WORK Sac Bee, Aug 14. The American River Parkway is closed for 9 weeks for levee work. Levee work is being done on cutoff walls which strengthen levees and help prevent leaking through or under them. More extensive work went on in 2000 and 2002. In 2002 the work displaced wildlife and Woodside had some coyotes on the property. Although the work is not as extensive this time we do want to remind residents not to put pet food outside your unit. Keep your cats and dogs side at night and early morning hours.



SKUNKS – the office has had complaints about the skunks on the property – again it is very important that residents **DO NOT LEAVE FOOD OUT** for any pets or wildlife. Please notify Sacramento County Animal control regarding skunks.



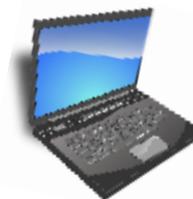
LIGHT FIXTURES



Beautiful light fixtures are available for purchase in the Woodside office at a cost of \$85 for the porch light and a smaller style is available for the back patio at \$25. Installation is available at a cost of \$25 per fixture. Come by the Woodside office where the fixtures are on display. These fixtures are for residents who want to update their current fixtures.

Wireless in the Clubhouse!

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



CALENDAR OF EVENTS

The summer is officially over and the holidays will be here before you know it – please watch for upcoming holiday social events here in the newsletter.

Crafters Wanted

We are gearing up for the Winter Craft Fair and would love to have you show off your talents. Annual Woodside Craft Boutique on December 3rd, 2011 10am to 4pm at the Old Woodside Club House.

Please contact Lee Ann Blanke at lblankes@aol.com or at 916-708-7940

. RULES and REGULATION CHANGES

29. PATIOS, DECKS, AND STORAGE SHEDS

Add article 29.2.5 A maximum of two potted plants may be placed outside the front door/patio. They must be solid color containers (natural, brown, burgundy, beige, green, navy/dark blue, rust, eggplant, black or white).

44. TENNIS COURTS

Add article 44.6.C While individuals are playing and both courts are in use, the court used for lessons shall limit the number of tennis balls in play to four.

28. PARKING

Replace article 28.2.2 Owners of vehicles parked four or more nights during the week will be asked to register with the office and will be required to display the appropriate sticker, silver or bronze.

To be replaced with

28.2.2 Visitor vehicles are only allowed on property for three consecutive 24 hour periods within seven days.

Add to article 28.2.3 Owners of vehicles parked four or more nights during the week will be asked to register with the office as a resident. They will be required to display the appropriate sticker, silver or bronze. Note: as only 2 vehicles per unit may be parked on the property, a parking sticker will not be issued and the additional vehicle must be parked off the property. Woodside personnel shall place the stickers in the vehicle windows on behalf of the vehicle owners. Deeded spaces must be occupied from 11:00 PM to 5:00 AM. The exception to parking in deeded spaces listed above is that a resident may park temporarily in a green space for loading or unloading purposes. Residents parked in a green space who will be out of town for more than five days should notify the office of their absence to avoid ticketing or possible towing.

14. COMMON AREA USE

Add to article 14.3.2 No throwing or sweeping of anything onto the grounds or into the pond or pools is permitted.

Add article 14.3.5 No bicycle riding on the grass.

17. DOORS

Change to article 17.1 Door knockers are not allowed as they create a noise nuisance for neighbors. Lock sets must consist only of dead bolts and door knobs and must be antique bronze/bronze in color. Replacement of front doors is the responsibility of the owner. The association is responsible for painting the front doors. Please contact the office for information on ordering these customize doors.

49. WINDOWS

Add article 49.5 Regular window screens must be fitted to the window and one screen may not cover multiple windows. Approved screens are black mesh with dark bronze aluminum frame.



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



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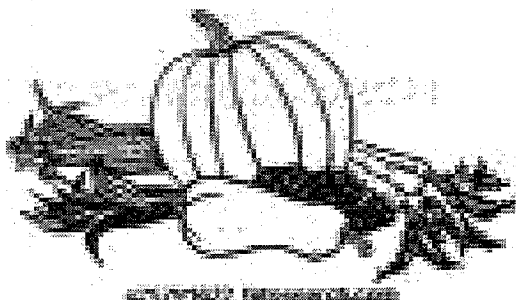
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