

**BOARD OF DIRECTORS**

**President,** John Bird

**Vice President**

Shirley Meyers

**Treasurer**

Jon Rice

**Secretary**

Jan Mitchell

**Director**

Allen Anderson

**Director**

Nick Lapis

**Director**

John Atkinson

**MANAGEMENT**

**922-8469**

**Capital Property Management,**

Sherman Britton

Cindy Wickliffe

**Bookkeeper**

Nancy Sperko

**Administrative Assistant**

Linnette Hubbard

**MAINT. STAFF**

Supervisors

Don Jackson

Frank Wilcox

Ryan Mercure

Arturo Prado

Anthony Patti

Carlos Patino

Todd Loop

Cesar Cuevos

**SECURITY**

849-6828

Art Walker

Whitley Varney

Jaye Olea

George Jackson



# Woodside News

## September 2010

### NOTICE OF ANNUAL MEETING SEEKING BOARD APPLICANTS

Notice Date: September 5, 2010  
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 11, 2011 at 7:00 pm in the Old Woodside Clubhouse. The new election policy requires appointment of an Inspector of Election. We have requested Brad Epstein, Angius & Terry Attorney, to serve as Inspector of Election and he has agreed to do so.

There are Three (3) 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 on the reverse of this form and submit to the Board of Directors at the above address by the close of Business, 6:00 pm, October 8, 2010.** 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 of the close of business, 6:00 pm, October 8, 2010 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 11, 2011 at 7:00 pm.

After the deadline of October 8<sup>th</sup> has expired and applicants eligibility has been verified, a Candidates Night will be scheduled in November so that homeowners can hear from those running for the board of directors. The ballots will be mailed out on December 1<sup>st</sup>.

WOODSIDE ASSOCIATION, INC.  
BOARD OF DIRECTORS APPLICATION DUE **OCTOBER 8, 2010 BY 6 pm.**

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

HOME PHONE: \_\_\_\_\_ WORK PHONE: \_\_\_\_\_

How long have you owned at Woodside: \_\_\_\_\_

Have you had any prior experience serving on a Board: \_\_\_\_\_

If so, what Association or Board? \_\_\_\_\_

Have you ever served on a Woodside committee? If so, which committee and for how long? \_\_\_\_\_

Why would you like to serve as a director on the Woodside Association, Inc. Board? \_\_\_\_\_

What goals would you like the Board to accomplish?

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What field of work are you in or have you previously been in?

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What are your strengths?

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How will that relate to serving on the Board?

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## OFFICE UPDATE

Management has awarded the foam re-coat bid to Western Foam. The re-coat process is slated to begin soon. Residents residing in the affected units will be given advance notice as this is a multi-step process spanning several weeks. The roofers will need access to private patio areas and may be required to do minimal tree/bush pruning.

The dig out, patch and pave for Old Woodside is currently undergoing the bid process and bids were due back August 20<sup>th</sup>. We are also currently bidding out the resurfacing of Satellite pool #5 and the Sierra main pool. Management is working with the board in regards to the budgeted Old Woodside Clubhouse remodel. More information will be discussed at the September board meeting.

The sale of Woodside units has been complicated by conditions in the real estate market and the recent increase in pending lawsuits. Management has been working with a local realtor and US Bank who has agreed to lend to potential buyers of Woodside units. Owners are encouraged to contact Kris Inlow at US Bank directly at (916) 924-4625.

Reseeding will be starting in late September within all three sections of Woodside.

### Update on Contract Security



Thank you to all of the residents who attended the August board meeting! Special thanks also goes out to Allied Barton and Angius & Terry, LLP who were in attendance and answered questions from the homeowners and the board of directors.

The board voted to contract with Allied Barton for security services with the stipulation that the three currently employed guards will be allowed to continue working on Woodside property. The employees, as with all security personnel, must pass a criminal background check and drug screening.

### The Benefits to the Association ...

- Utilization of Three Existing Security Guards (subject to screening)
- Professionally Trained and Supervised Security Patrol
- Reduced cost by Eliminating all Overtime (Approx. \$5,000 annual savings)
- Reduced Liability (both lawsuit and Unemployment Insurance)
- Truly Provide 24 Hr/7 Day week Security Patrol  
(Currently about 19 weeks per year there is no daytime security due to guard vacation and sick time. This is the number one office complaint regarding Woodside Security.)
- Continued Foot/Bike Patrol
- Continued Enforcement of CC&R's and Rules & Regulations
- Opportunity to Interview and Select all Full-Time Guards placed on the property
- Direct access to the Security Company through board meeting participation.
- Guards trained in CPR and First Aid Training

### The Benefits to the Three Existing Security Guards....

- Continued Employment on Woodside property (subject to screening) at current level of pay.
- Opportunity for Upward Career Advancement
- Additional Career Training  
(Bicycle Course, CPR/First Aid Training/Anti-Terrorism Training)
- 24 Hour access to Security Supervisor
- Opportunity for 401k Retirement Account with employer matching
- Paid Jury Duty at current level of Pay
- Paid Annual Training and no cost for actual course.
- Optional benefits include health, dental, vision, life, disability, legal and employee assistance.

**Management is currently meeting with Allied Barton to develop a plan for a smooth transition. The transition is anticipated to take about a month.**

**Decisions from the Board**

At the August 24th board meeting, the following decisions were made by the board:



- Approved outsourcing Security Services to Allied Barton Security.
- Revisited decision for Parking Expansion near Bldg 2237 (spaces 107, 108, 109, 110) Tree Committee to look at Birch/Walnut Trees
- Approved Flood Insurance Policy Renewal with Willis HRH Insurance, Carrier Fidelity National Casualty at current level of coverage
- Approved adding additional signer to Petty Cash Checking Account
- Tabled discussion of closing pedestrian gates located at Church and Park for safety reasons. Management to work with Fire Department on lock system.
- Approved Liening/Foreclosing on delinquent unit(s).

**SURVEY RESULTS**

Should the Woodside CC&Rs be amended to allow trucks on the property?



	<b>YES</b>	<b>NO</b>		<b>YES</b>	<b>NO</b>
<b>Homeowners</b>	<b><u>106</u></b>	<b><u>120</u></b>	<b>Renters</b>	<b><u>23</u></b>	<b><u>10</u></b>

The outcome of the survey and the possibility of placing this item on a ballot for homeowner vote will be discussed at the September 28<sup>th</sup> Board Meeting.

**General Financial Position**



At the end of July there was \$1,066,296 in cash Reserves. \$68,076 was spent on Reserves during the month. Of the \$155,000 Special Reserve Assessment due August 1<sup>st</sup>, \$38,056 was prepaid in July.

**Delinquencies**

At July 31st delinquent assessments over 30 days late totaled approximately \$119,545. Woodside did not collect \$17,596 in the month of July.

Twenty-seven (27) units are currently in collections.

Since 2007, 59 units have completed the foreclosure process, forcing a write-off of \$223,162 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.**

## MAINTENANCE

- Total Open Work Orders **105**
- Total Open Service Requests **69**
- Cement Work/Repairs **2**
- Draining Issues/Water Leaks/Gutter Repairs **5**
- Gate Repairs/Adjustments **4**
- Light Fixture Installations/Lighting Repairs **11**
- Dry rot/Pest Inspection Repairs **2**
- Roofing Issues **5**
- Painting Projects **1**
- Deck Repairs **7**
- Trees/Branches/Limbs **3**

## SECURITY

For **July** there was no report made due to the current transition in security

### Car Break-ins

- Cited Cars
- Denver Boots
- Expired Registrations
- Cars with no Current Parking Stickers
- Speeding Cars
- Cellular Calls
- Maintenance Emergency
- Noise Complaints
- Suspicious Persons
- Violations Written

## LANDSCAPE COMMITTEE.

We have found areas with neglected irrigation. If you notice such areas, please telephone the office (922-8469) so that remedies can be undertaken.



Areas landscaped during the last fiscal year are these: 2200, 2294, 617, 621, 724, 792, 788, 841-843, 841, 736, 708, 882, 2262, 2270, 878, 887, 867, 782, 2262-2266, 886, the clubhouse, 700, 602, 640, 716, 2217, 2254, 2237, 2250, 886, 874, 800, 802, the East gate, 712, 796, 820, 888, 898, 894, 899, and 780.

We received resident requests from 640, 724 (two), and 2286 in August.

Common area alterations must be approved. Request forms, including one for changes for which you are willing to assume the cost, are available in the office.

Janet Shaban, Landscape Committee Chair (483-7669)

**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.



## 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 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.



## Adult Classes Coming to Swanston Park in September! (916) 333-6464

### Flower Power Art Class

September 2, 2010  
9:30 a.m. to 12:00 p.m.  
\$35.00 (includes supplies)

### Just for Chuckles Arts and Crafts

Every Friday  
1:00 p.m. to 3:30 p.m.  
\$35.00 per session (includes all supplies)

### Computer Literacy 101

Tuesdays, September 7 – 28 (4 weeks)  
9:30 a.m. to 11:00 a.m.  
\$25.00

Adults are invited to unlock the mysteries of the personal computer at Swanston Community Center. Call (916) 333-6464 to reserve a space today!  
Instructor: Anika Tadlock

### Introduction to Microsoft Word

Tuesdays, September 7 – 28 (4 weeks)  
1:00 a.m. to 2:30 p.m.  
\$25.00

Lessons include but are not limited to: creating, editing, and saving documents, formatting text, changing layout of documents, previewing and printing documents, using the toolbar, and learning shortcut keys.

Instructor: Jo-Anne Bottimore (Woodside Resident)



### Senior Lunch Program

Swanston Community Center, offers a congregate dining site Monday through Friday from 10:30 to 1:00 p.m. to adults age 60 and older. Lunch is served around 11:45 a.m. daily and a reservation must be made in advance for meals. For more information or to make a reservation, please call (916) 333-6464 ext. 3105

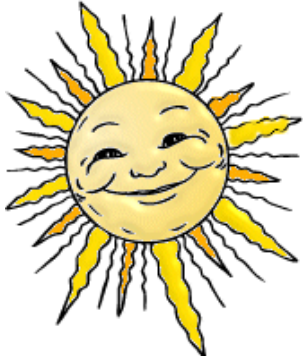
## DID YOU KNOW

### You can be fined up to \$500 for not picking up after your dog.

Pet waste contains bacteria that can harm the environment and humans. Pet waste left on lawns and sidewalks will wash into the storm drain system. Here's what you can do:

- 1 When walking your dog, always carry a plastic bag and pick up after your pet.
- 2 Dispose of pet waste in the trash.
- 3 Never wash pet waste into a storm drain





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

# **September 2010**

**Monthly Board Meeting**

**Tuesday, September 28, 2010 at 7:00 pm**

**In the Old Woodside Clubhouse**

**We hope to see you there!!!**

**WOODSIDE OFFICE  
WILL BE CLOSED ON**



## **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



