

# Woodside News

July 2023

## OFFICE STAFF

### Acting Property Manager

Sylvia Vang

### Bookkeeper

Daunte Smith

### Administrative Assistant

Melissa Griffin

### Office Main Line

916-922-8469

### Grounds Patrol

916-849-6828

### Office Hours

Monday-Friday  
8:00 a.m.–6:00 p.m.

WOODSIDEHOA.COM

## BOARD OF DIRECTORS

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Kimberly Edwards

kimberlyedwards00@comcast.net

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### Director

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### Director

Cyrus Youssefi  
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## 4th of July Festivities Return

July 4 brought an impressive turnout for the Woodside picnic, when the community came together to celebrate the nation's birthday. Music lent a backdrop to a feast of hamburgers, hot dogs, cole slaw, and potato salad. More than \$700 was raised through the raffle of 41+ door prizes donated by residents and local businesses. These funds will help to offset costs of the picnic.

Greatest thanks to Larry Coleman, Social Committee Chair. Glen Cheron worked tirelessly to prepare the eats for more than 140 attendees. Thanks also to Nola Castle, Lyn Efken, Chris Pitcher, and many more for their help in planning and executing a successful community event. Homeowners interested in helping to put on more events are invited to contact Larry Coleman.



Above: Neighbors Carlos, Rita, and Glen enjoy 4th of July popsicles.

Left: Larry Coleman, chair of the Social Committee and honorary Spirit of Freedom, poses in front of the raffle table.

## *Message from the President*

# **Choose Hope and Positivity**

At Woodside we are united in desiring a climate where we feel safe and serene, and where staff feels pride in coming to work. Working together—residents, board members, and staff—we have the opportunity to create a positive culture through positive leadership, respect for one another, and knowledge of the rules and expectations of community living.

### **New Office Staff**

To that end, I hope you'll join me in welcoming a trio of employees staffing the HOA office. Please stop by to meet Daunte, our new bookkeeper/accountant; Melissa, property management assistant; and Sylvia, who is filling in for our community manager. Their skills and energy are revitalizing the office.

### **Woodside Needs You**

As they say, a sign of a healthy HOA is an involved community. New voices bring energy and fresh ideas. New voices bring new solutions. New voices stimulate the enthusiasm and hope of people around them. To that end, we need your help. Specifically, we need YOU! Please consider getting involved on a committee and in voicing your experience, concerns, and wishes for our community. I want to know what you think, and I'm confident I speak for the entire board in saying so. Everyone's opinion is equally valid, including those who have hesitated to get involved. Please contact me or the office if you would like more information on committees.

### **Landscaping and Trees**

I'd also like to mention a few details about operations and expectations. Many of you know that the board approved renewal of the Fernandez contract to continue working on our beautiful property. We pledge to monitor the contract to stay faithful to it and to reduce the number of requests outside the contract that increase monthly Woodside bills.

Speaking of Fernandez, we love our trees. Please remember that patio trees must be maintained. They cannot touch a building. They must be kept a minimum of three feet from a roof. They may not overhang or make contact with upstairs balconies. Unsightly branches must be pruned or removed. As you will see in 46.3.1 of Woodside Rules and Regulations, if these issues are not addressed, the owner may be asked to take action. Otherwise, the Association may bill the owner for costs incurred. Thank you for keeping your patio trees trimmed.

### **Work Orders, Mailbox Break-Ins, and Feeding the Wildlife**

Remember to visit the Woodside website and use the online work order request. Using this process will assist our staff in addressing everyone's concerns. If you do not have access to a computer or if the system doesn't work for you, please pick up a hard copy work order request form in the office. We plan to do everything possible to improve this system.

Here at Woodside we've suffered from mailbox break-ins, part of a county and nationwide problem. Authorities caution that mail theft allows strangers to steal checks and personal information. We suggest avoiding using our mailboxes to send checks.

A reminder to our fellow animal lovers: please avoid feeding the ducks or leaving pet food outside your unit. Not only are these actions prohibited by Woodside Rules, but they may bear unintended consequences to the critters we think we are helping.

I look forward to meeting you and working with you.

*Kim Edwards*

# A Woodside Welcome to Office Staff

## Sylvia Vang, Woodside's Acting Property Manager



With credentials in organizational leadership, Sylvia Vang comes to Woodside to run the office and provide efficient support to staff and homeowners.

Sylvia sees herself as an outgoing and ambitious professional with seven years of experience in Human Resources and Management. She's also deeply passionate about photography and runs her own business mentoring six individuals. "Throughout my journey, I've thrived on creating positive work environments and bringing out the best in people. Property management is where I excel. From lease negotiations to resident relations, I find joy in ensuring well-maintained properties that provide exceptional experiences."

Sylvia's experience includes contract management and successfully negotiating agreements with vendors. She enjoys improving office work flow to increase efficiency. Work flow must be timely. Her experience in training and supervising staff comes in handy wherever she goes. Her degree in business administration has led her to successfully hire 400+ people, including contractors, for business production and operations.

"I am excited to make a great impact in this community," says Sylvia. "I cannot wait to meet everyone. Thank you so much for having me!"

## Daunte Smith, Bookkeeper/Accountant

Native Sacramentan Daunte Smith already knows he loves working at Woodside. His quick smile has brought calm and a steady friendliness to the office. Daunte has a degree in Accounting. He says that he likes to organize and keep the work flow going. He has greatest respect for his predecessor, Rigo Bazan. "I admire what he left here. I don't need to guess. Everything is in its place and consistent. I commend him for attempting to do everything in this office during the months there were staff vacancies." In his spare time, Daunte watches Formula 1 races. He also loves everything having to do with space.



## Melissa Griffin, Property Manager Assistant



Melissa Griffin comes to Woodside with a resumé filled with varied problem-solving experiences. She is an idea person and likes to improve ways of doing things. Says Melissa: "I am very excited to be filling the Admin Assistant/Assistant Property Manager role here at Woodside HOA! I have extensive experience with administration and customer service. My goal in this position is to be attentive to our residents by listening, understanding, and working hard. When I'm not at work I love to travel and meet new people. I look forward to meeting you."

Please note: It is important that staff feel safe and appreciated while on our property. Thank you for being mindful of their time and need to work in a quiet environment.



# Fame Wrapped in Rules at Woodside

Not only is Woodside known for its trees, shrubs, and classy buildings, we are also known for our Rules and Regulations. Owners bought into Woodside for these rules. Owners expect rules to be respected. To do our part, we owners are responsible for the actions of our relatives, guests, and, in the case of off-site owners, tenants. We, along with any property managers or tenants, are expected to read the rules. Below please find three particular areas that are areas of concern at this time.

**Dogs, Section 31.** Woodside is a small dog property, with specific size requirements of 25 pounds or 18 inches in height at the shoulder for adult dogs. Dogs must be registered in the office and must have proof of registration through Sacramento County, and a current shot record must be provided. Residents must visibly carry waste bags and pick up after their dogs. Owners are responsible for injuries sustained to anyone on the property. Owners advertising for tenants are asked to avoid projecting Woodside as a general “dogs allowed” property.

Service/emotional support dogs can be accommodated upon submission of proof of a disability. As with all dogs, a service/emotional support dog must carry a current license through Sacramento County. Residents who apply for a service/emotional support dog must submit proof that an assessment has been done by a licensed physician or mental health professional. An affidavit from the owner and tenant is required that the animal is of service as an emotional support/companion animal.

**Pools, Section 32.** Residents must carry current Woodside ID and are asked to provide it while at the pool. Refusal to present a valid ID when requested may result in fines or sanctions.

No food, glass, or other breakable materials are allowed in the pool areas. Users are responsible for removing their trash. Bicycles, skateboards, and pets (except for guide dogs) are not permitted. Only four guests per unit are allowed at one time. Cellphone talking is prohibited, as is smoking of any kind.

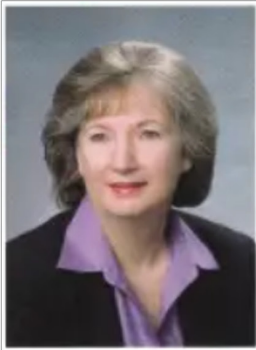
**Parking, Section 28.** Cars belonging to residents must carry a current DMV registration sticker and also be registered with the HOA, as evidenced by the Woodside sticker.

- No more than two cars per unit are allowed by residents living on the property.
- Guests may park for three consecutive nights per seven-day period. Residents must notify the office if guests park for more than three consecutive nights in a seven-day period; guests parked three or more consecutive nights regularly must register with the office.
- No commercial vehicles are allowed except for contractors doing work and with a pass from the HOA office.
- Vehicles deemed unsightly are not allowed on the property and are subject to tow. They may also be given a five-day period to repair.
- Residents are responsible for leaking fluids.
- Cars violating Woodside parking rules may be subject to tow at the owner’s expense. Once a vehicle has been towed, it is the owner’s responsibility to pay all charges to reclaim the vehicles.
- No trucks and other vehicles prohibited in Section 4.18 of the CC&Rs are allowed on the property.
- Cars must be in their deeded spot by 11 p.m.
- Green spaces are shared by the community. Cars can occupy a green spot for up to five days without moving, but residents’ consideration of neighbors while occupying shared spots is appreciated.

**Verbal Abuse, Section 14.** Verbal or physical abuse of any Woodside staff or any other person is prohibited and may result in an Exceptional fine of \$500.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<i>July 2023 - Let Freedom ring!</i>						1
2	3	4	5	6	7	8
9	10	11 Voices 6 pm	12 Tree Committee 5:30 pm	13	14	15
16	17	18	19 Architectural Committee 6:00 pm	20	21	22
23	24	25 Board of Directors 7:00 pm	26	27	28	29
30	31					

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# Update from the Environmental Committee

*Submitted by Alan Kilgore*

Atlas Waste Disposal provides three categories of waste pick up here at Woodside:

1. Trash that goes to the landfill
2. Recycling material to be reused
3. Organic food waste to be composted

The Environmental Committee asks residents to please sort household waste into these three categories.

You might ask why this is necessary. From a practical standpoint, recycling material is much less damaging to the environment than creating new products. Consider aluminum cans, for example. To create an aluminum can, first there is bauxite mining, which leaves huge scars in the earth and requires the transportation of the raw material from mining sites in other countries, which takes much energy. Refining raw bauxite to aluminum consumes huge amounts of electrical energy. Recycled aluminum cans require only one-tenth the energy as creating new cans!

Did you know it costs Woodside less to pick up recycling bins than it does trash bins? That's money you save.

Additionally, landfills are a major source of methane, which when released into the atmosphere traps heat and causes warming. Methane is 25 times more potent a greenhouse gas than CO<sub>2</sub>. By separating out food waste, we can reduce methane releases into the atmosphere. To make it easy for you to separate your food scraps, our office has free food waste pails!

Please remember: No plastic in the Organic Waste bins. This causes problems for composting. Please, no plastic bags or plastic food containers in the Organic Waste bins. Food waste does not need to be bundled, but if it is, use only compostable bags.

Also, please remember clubhouses are air-conditioned. Please do not prop doors open when enjoying the pool or jacuzzi. Take your keys with you. We all pay for the electricity to cool these buildings. Thank you for helping Woodside achieve sustainability goals!

## Trends to Watch

Post-COVID, trend watchers see changes that have implications for where and how people live. Many are now working from home, requiring a functioning home office. They are commuting less. Many desire quality-of-life changes in their environment. They want improved living arrangements that meet varied needs. In warm climates such as Sacramento, people look for ways to spend time outdoors. Pickle ball courts are expanding in multi-family developments. Mixed-use common areas pose new possibilities.

This is only the beginning of observation and discussion about how trends could affect Woodside living. How do you see these trends impacting and improving our property? Please share your suggestions. There's a Board box in the office, and you can always email us!

### Security Tip

Whenever parked here at Woodside, please be sure to lock your car and remove any visible bags, boxes, or other items. There have been several car break-ins throughout the Woodside property in recent months.

*A Gentle Reminder...*

## **2023-2024 Special Assessment and HOA Dues**

### **Special Assessment**

As approved by the Woodside Board of Directors on May 22, 2023, a Special Assessment has been levied for reserve fund expenditures. The Special Assessment is a one-time annual payment.

If your account is set up for autopay, your account will automatically be charged. To pay by credit card, visit the Woodside website at [www.woodsidehoa.com](http://www.woodsidehoa.com). Look for the “pay your dues now” tab and insert the special assessment amount in the reference lines. You may also call the office and pay by phone. (Note: There is a 3% fee for all debit and credit card transactions.) A check or money order is also acceptable.

The Special Assessment according to your Unit Type is due September 1, 2023. A late fee of 10% will apply on September 16, 2023.

<b>Unit Type</b>	<b>Square Feet</b>	<b>2023-2024</b>
A	460-600	\$145
B	601-730	\$199
C	721-870	\$226
D	871-1000	\$286
E	1001-1300	\$342
F	1301-1650	\$448

NOTE: Unit Type F includes Unit 2252.

### **Monthly Dues Assessments**

The Association’s monthly assessments increased this year. The gas log expense has also increased to \$44. The new dues are effective July 1, 2023.

The monthly dues according to your Unit Type are due the 1st of the month. A late fee of 10% will apply to payments received after the 15th.

<b>Unit Type</b>	<b>Square Feet</b>	<b>2023-2024 Dues</b>	<b>Gas Logs 2023-2024</b>
A	460-600	\$381	\$44
B	601-730	\$407	\$44
C	731-870	\$420	\$44
D	871-1000	\$449	\$44
E	1001-1300	\$476	\$44
F	1301-1650	\$532	\$44

NOTE: Unit Type F includes Unit 2252.

If your unit contains gas logs, please add that amount to your monthly dues beginning July 1, 2023.



# Police Activity at Woodside

On Monday, July 10, Woodside became the scene of a law enforcement action that originated elsewhere in the Arden-Arcade area. While official details from the sheriff's office are not yet known, the board plans to conduct an investigation into how this event played out on Woodside property and what improvements that can be made for the future.

The safety of residents is our top concern. Among the questions we are asking: Why weren't the HOA office and management immediately informed? Is management allowed to distribute a text message to residents in the middle of a police action? We will keep everyone informed.

## Grounds Patrol

A few vehicle concerns that need to be addressed:

- All residents, please make sure to lock your vehicles before walking away from your vehicle and also take all belongings with you to prevent your vehicle from being ransacked or vandalized.
- Make sure you have your pool ID and are following all pool polices found within Rules & Regulations.

Woodside HOA hopes our security system provides some deterrence. However, the community can never be crime-free. For example, it is possible for someone to enter the property under false pretense to commit crimes, for residents to commit crimes against their own neighbors, for guests of residents to commit crimes, and for employees to commit crimes. As a result, the association cannot guarantee your security. You should NOT rely on the association to protect you from loss or harm. You should provide for your own security by keeping your doors locked, refusing to open your door to strangers, asking workers for identification, installing a security system, carrying insurance, and preparing for emergencies.

*Mike White, Security Supervisor*

Catalytic Converter – 0

Suspicious Person – 11

Security Follow-up – 168

Vandalism/Ransacked – 14

Checked Parking Lot – 154

Removed Trespassers – 17

Violation (Green) Space – 61

Violation (Deeded) Space – 28



## With Gratitude...

On June 27, Lyn Efken was honored with a special commemorative for her many years of service on the Woodside board. Also honored were former board members Pam Williams and Craig Shields. Incoming President Kimberly Edwards presented the awards.

Many, many thanks to our Woodside maintenance crew, office staff, and residents for their collective effort, support, and patience as we work diligently to address the many issues affecting our 50-year-old infrastructure.