



Woodside News

JUNE 2023

OFFICE STAFF

Tamara Camara
Community Manager

Rigo Bazan
Assistant Manager/
Bookkeeper

Management Office
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Woodside Guard Patrol
916-849-6828

Office Hours
Monday-Friday 8am-6pm

woodsidehoa.com

BOARD OF DIRECTORS

President
Kimberly Edwards
kimberlyedwards00@comcast.net

V.P., Hassan Pejuhesh
hpengr@comcast.net

Secretary, Darla Hagge
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Treasurer
Sandra Williams
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Director, Gisela Schulz
giselaschulz@sbcglobal.net

Director, Bill Sessa
bsessa@woodsidehoa.com

Director, Cyrus Youssefi
cfyinc@yahoo.com



An Invitation to Our Community

Thank you for the privilege of being your new board president. We are united in our shared interests. Congratulations to newly elected board members Darla Hagge, Gisela Schulz, and Sandra Williams.

There is no Woodside without the dedicated Lyn Efken, whose qualities set a model for many. Lyn was the first person I met at Woodside 24 years ago. I know you join me in saluting the decades she has given. We also thank Craig Shields, who helped to steady the ship over difficult board decisions. And Pam Williams lent the voice of detail that every board needs.

Communication is an issue at Woodside. We need a clear plan, from emergency text messages to person-to-person communication. All homeowners are welcome to attend board meetings. A box has been placed in the office for your ideas on how to make meetings more welcoming and to offer any suggestions.

We have created priorities to guide us as we address Woodside's immediate needs. Nothing happens overnight, but improvements are afoot. We need your participation. Fresh voices give us new perspectives. Please find committee sign-up sheets in the office or at the next board meeting. I would like to hear from you if you have a particular interest or expertise, such as cultivating partnerships or new income streams.

In this newsletter we repeat pool rules, as we encounter challenges every year at this time. Residents must arrive with their Woodside I.D. badge. No food, glass, bicycles, smoking, or cellphone conversations are allowed within pool gates. Only four guests per unit are allowed. Owners are responsible for their guests' (or tenants') behavior. Disrespecting our staff attempting to enforce rules will result in a violation. To be a community, we must respect our own rules.

I believe that the Woodside culture is strengthened through mutual goals of Woodside renewal, working together, newsletter contributions, and knowing neighbors. Please greet those you pass here, whether you know them or not.

Social events are another way to extend the Woodside culture. When Harry Styles sings, "You know it's not the same as it was," it's clear he's never been to the annual Woodside 4th of July picnic! Please plan to attend. Contact HOA manager Tamara if you'd like to volunteer, as we are a community of volunteers. When all is said and done, it is community – our enduring friendships – that turn a unit into Home.

Committees Calling! Hope You'll Answer!

Committee membership can help you feel a part of the Woodside energy! Please consider signing up in the office or at the **Tuesday, June 27 board meeting**. An orientation will be offered to those who sign up. Committee members will be welcomed and given assistance in pursuing a path towards recommendations to the board.

Synopsis of Committees

Budget: Develops and reviews the budget under direction of the Treasurer. Join to learn what our costs are, ways to cut, and ways to bring in income.

Environmental: Looks at ways to conserve energy, reduce reliance on fossil fuels, and sustain trees and landscape elements. Coordinates with Landscape Design and Tree Committees.

Flood: Reviews flood preparedness and flood control.

Landscape Design: Assists Management and the Board in ensuring the health and beauty of common-area landscaping, including drought-resistant and flood-mitigating plants.

Newsletter: Looking for an editor! Committee temporarily expanded to Media, including social media, i.e., closed Facebook page, website, emergency texts, and other means of timely communication.

Rules Revision: Considers changes to Rules & Regulations when directed by the Board. Considers new rule, elimination, or modification of existing rule.

Safety: Increases safety awareness, recommends improvements, and promotes a healthy, and secure environment. Surveys for lighting adequacy, trip hazards, and gate and fencing security.

Social: Puts on events, however informal, where the community can gather in a relaxed setting.

Tree: Assesses needs and reviews tree services; responds to owner requests; consults with

arborist on evaluation, maintenance, pruning, trimming, pest control, long-term management.

Ad Hoc Committees

Building and Grounds: Develops and oversees coherent plan and timeline for addressing deterioration concerns coordinated with SB 326 requirements.

Reasonable Renter Restrictions: Researches allowable means to improve HOA processes and procedures related to rental units.

Additional Committees

Appointed by the Board

Architectural: Upholds architectural integrity; three members review owner applications for improvements to units, based on the provisions in the CC&Rs. Members board-appointed.

Human Resources: Makes recommendations on staff positions, salaries/benefits; gives feedback to Management, ensures annual performance reviews. Currently filled by board members due to confidentiality.

Nominating: Assists in preparing for annual election to Board of Directors. Conducts Candidates Night held prior to every election. Members board-appointed.

Rules Hearing: Reviews resident violations of Rules & Regulations and CC&Rs and makes decisions on proper dispositions. Confidentiality required; members to be board-approved.



Do You Care About
Woodside's Trees?

Join the Tree Committee.

Inquire at the Woodside Office for information.

June 2023

SUNDAY MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY

					1	2	3
4	5	6 <i>Tree Committee 5:30pm</i>	7	8	9	10 <i>5pm Deadline for Architectural Apps</i>	
11	12	13 <i>VOICES 6pm</i>	14 <i>Flag Day Environmental Comm. 7pm</i>	15	16	17	
18 <i>Father's Day</i>	19 <i>Juneteenth Holiday</i>	20	21 <i>First Day of Summer Architectural Comm. 6pm</i>	22	23	24	
25	26	27 <i>Board Meeting 7pm</i>	28	29	30		



Jo Ann Pino
Masters Club Outstanding Life Member
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Ability Cleaning Services

Maria De Los Santos
Owner

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mcsability@gmail.com



Former Board Adopts \$4.5 Million Budget for 2023-24

During a special budget meeting on May 22, the Board adopted a budget totaling \$4,582,479 for the 2023-24 fiscal year. The new budget, which goes into effect on July 1, is 11 percent higher than the budget for the current fiscal year.

After a year of exceptionally high inflation and no homeowner fee increases, the budget for the coming year will increase fees collectively by 10 percent, although the actual increase for individual homeowners will vary based on the size of their units. The fees for the units, from the smallest to the largest size, and the dollar amounts of the increase, are as follows:

A. \$381; B. \$407; C. \$420; D. \$449; E. \$476; F. \$532

The budget also includes a Special Assessment, equal to 5 percent of the annual budget, to raise funds used exclusively for Reserve expenses, such as building renovations and other capital projects. The amount of the Special Assessment, from the smallest to the largest unit, will be:

A. \$145; B. \$199; C. \$226; D. \$286; E. \$342; F. \$448

Monthly gas log fees will increase to \$44 per month to reflect natural gas prices that reached a 14-year high last year. Unlike all other budget items that forecast expenses for the coming year, homeowners with gas log fireplaces are collectively responsible to cover the cost of the actual amount of natural gas that was used

in the previous year, and which cannot be subsidized by other homeowners. Natural gas prices were exceptionally high last year, with increases averaging 53 percent nationwide and by larger amounts in California. The Federal Department of Energy is forecasting natural gas prices to rise only 3 to 5 percent nationwide next year, with California prices expected to be only moderately higher. If natural gas prices are lower in the 2023-24 fiscal year, this fee will be adjusted to reflect that in the next budget cycle. Significant operating costs in the budget include utilities (\$1,061, 263), approximately 32 percent of the total; administration and payroll (\$770,237), approximately 23 percent of the total; and insurance (\$526,578), approximately 16 percent of the total.

The new budget allocates up to \$1.2 million in Reserve Account expenses for major repairs to buildings and other projects that reflect a priority on safety. That includes repairs to balconies, elevated walkways, and landings to ensure their safety in compliance with SB326 – a state law which requires an inspection of the elevated exterior elements of Woodside’s buildings by January 2025. Other major projects covered by the Reserve funds include replacement or repair of some carports, a major renovation of two buildings (**722** and **724**) that includes re-siding, roofing and painting, and painting for the HOA Office.

SB326 Mandates Condo Building Inspections

California Senate Bill 326 requires condominium associations with buildings containing three or more units to contract with a licensed architect or structural engineer to visually inspect exterior elements that are elevated more than six feet above the ground. Exterior elements include balconies, decks, stairways, walkways, patios, railings, and other load-bearing components of a building that extend beyond the building’s exterior walls.

The first inspection mandated by the bill must be completed before Jan. 1, 2025. Additional inspections must then occur at least once every nine years after the initial inspection.

The inspector must review a random and statistically significant sample of the exterior elevated elements to state with 95 percent confidence that the sample represents the entire development. Inspectors must submit a report to the HOA providing information specified in the bill.

If the inspector concludes that an exterior elevated element poses an immediate threat to the safety of occupants, the inspector must immediately provide a copy of the inspection report to the HOA and to the local code enforcement agency within 15 days. The local enforcement agency for Woodside is the Sacramento County Building Department.

In addition, SB236 requires the HOA to take preventive measures immediately upon receiving the report, including preventing residents’ access to defective exterior elevated elements until repairs have been made, inspected, and approved by the local enforcement agency.

Woodside is complying with the law by securing bids from architect and engineer firms certified to conduct the inspections.

From The Community Manager: Please Follow Pool Rules

Now that the weather is warm, we are receiving complaints of non-conformance to the Rules & Regulations regarding our pools. As a reminder, verbal abuse to guards or lack of cooperation can result in a fine to the unit owner. All owners and tenants are responsible for knowing the rules and for the behavior of their guests.

Please see a sample of some of the pool rules below.

- 32.2** No resident or guest under the age of eighteen is permitted in any pool or spa unless supervised by an adult resident. The adult resident will be held responsible for the behavior of all residents and guests that they are supervising.
- 32.3** No glass or other breakable material is permitted in any pool area.
- 32.4** A unit is allowed only 4 guests at one time. An adult resident (18 years or older) must accompany guests at all times.
- 32.5** No food is permitted within the fenced pool areas.
- 32.6** With the exception of guide dogs, no pets are allowed in any pool area.
- 32.7** No running, shoving, or pushing is permitted.
- 32.9** Anyone talking on a cell phone must be outside the pool area. No loud music or noise is permitted. Any electronic equipment that emits sound must be used with headsets or earpieces in the pools/ common areas.
- 32.17** Gates and doors must be closed after entering or leaving the pool areas.
- 32.19** Residents and their guests are responsible for removing and depositing all refuse in the trash containers.
- 32.21** No smoking in pool areas.
- 32.22** Anyone in the pool area must present a valid **Woodside ID** when requested by Management or Woodside Security. Refusal to do so will result in a disciplinary action as set forth in Section 36.1 (trespassing), Section 39.2.1 (single occurrence violation), or Section 39.2.4 (exceptional violation) at the discretion of Security or Management.
- 39.2.4** If a resident verbally or physically abuses an ... employee, no issuance of a first or second violation notice will be necessary. The resident will go directly to a Rules Committee hearing.

Please follow the above rules so everyone can enjoy their time in our pools..

Tamara Camara, Community Manager

Woodside Fourth of July Party to Revive Past Traditions



The BBQ will return to this year's Fourth of July celebration.

This cherished tradition had been discontinued since the COVID pandemic, but it will be revived this year to provide a memorable holiday party for Woodside residents.

The party is set for 4 p.m. July 4 at the Old Clubhouse. BYOB -- water will be available. Burgers, hot dogs, potato salad, corn and watermelon are on the menu.

Tickets will be sold for raffle items donated by local merchants and vendors.

Please sign up in the Office so we can secure a headcount.

Come one, come all, and have a ball!

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BallotWatchers Ballot Tally Report



4421 Gateway Park Blvd., Suite B
Sacramento, CA 95835
Toll Free: (877) 723-2365

REPORT OF INSPECTOR OF ELECTIONS AND CERTIFICATION OF VOTE RESULTS

Community: **WOODSIDE OWNERS ASSOCIATION**
Election Date: **May 23, 2023**
Meeting Location: Via Video-Conference from BallotWatchers' location
Election Inspector: John Andersen

Board Seats to be filled: 3
Nominated Candidates: 5
Voting Members: 725
Quorum Requirement: 25%

BallotWatchers Election Solutions was retained by the Woodside Owners Association to act as the Inspector of Elections for the Association's May 23, 2023 annual board director election. Four (4) board director seats were subject to the membership vote in the election. The Bylaws of the association state that director elections must be determined by a quorum established through twenty-five percent (25%) of the eligible voting members.

From March 19, 2023 until the ballots were delivered to each of the Association's 725 members, BallotWatchers maintained the official list of voters for the election, and made all corrections to the voting list reported by members and management.

On April 18, 2023, BallotWatchers caused to be delivered by First-Class U.S. Mail the following written voting materials to each of the 725 members on the official list of voters: (1) a secret ballot; (2) a yellow secret ballot envelope; (3) a green pre-printed ballot return envelope; (4) voting instructions which provided a website link to the association's operative election rules; and (5) Director candidate statements from each of the five nominated member candidates.

Because the election meeting was conducted by video-conference, no members were able to personally deliver ballot envelopes at the election meeting place. Before the May 23, 2023 election meeting, BallotWatchers received 158 ballot envelopes by mail from the association members. Of these, 3 ballot envelopes were determined by the Inspector to be invalid and rejected due to lack of required voter information and/or signature. These rejected ballot envelopes were not opened and the secret ballots contained in those envelopes were not tabulated. Before the May 23, 2023 election meeting, BallotWatchers received 175 ballot envelopes deposited into the locked on-site ballot box by the association members. Of these, 22 ballot envelopes were determined by the Inspector to be invalid and rejected due to lack of required voter information and/or signature. These rejected ballot envelopes were not opened and the secret ballots contained in those envelopes were not tabulated.

San Jose

Sacramento

San Francisco

Report of Inspector of Elections for
Woodside Owners Association
May 24, 2023, page 2

Of the 308 validated ballots received by the Inspector, none were subject to challenge by association members in attendance at the May 23, 2023 election meeting. Seven (7) member ballots were subsequently invalidated by the Inspector after the outer envelopes were opened, because the enclosed ballots were not placed in any separate secret ballot envelope. The votes on those 7 ballots were not included in tabulated totals.

A quorum having been established, the Inspector opened and tabulated a total of 301 secret ballots at the election meeting, and now certifies the final vote count as follows:

1. Candidate Lyn Ekin received 130 votes;
2. Candidate Craig Shields received 142 votes;
3. Candidate Sandra Williams received 202 votes;
4. Candidate Darla Hagge received 189 votes;
5. Candidate Gisela Schulz received 159 votes
6. Steve Campbell received 1 vote as a write-in candidate;
7. Cyd Kmeto received 1 vote as a write-in candidate;
8. Joe Petre received 1 vote as a write-in candidate;
9. Sylvina Martinez received 1 vote as a write-in candidate;
10. Klara Stanton received 2 votes as a write-in candidate;
11. J. Wiczner received 1 vote as a write-in candidate;
12. Pamela Williams received 3 votes as a write-in candidate.

As the three candidates receiving the highest number of votes, Sandra Williams, Darla Hagge and Gisela Schulz are certified as the winners of the Woodside Owners Association 2023 annual board director election.

All election materials, including ballots, ballot envelopes, rejected/un-opened ballot envelope, the voter list and voting materials will remain in the possession, custody and control of BallotWatchers, and will be available for and subject to inspection until May 24, 2024.

Date: May 24, 2023

BallotWatchers Election Solutions
Inspector of Elections for
Woodside Owners Association

John Andersen

John Andersen, Inspector

Guard Patrol

It's the time of year to enjoy the beautiful sunshine by Woodside's pools.

A friendly reminder: onsite staff will be monitoring the pools and you may be asked to provide your Woodside ID card if it is not displayed. If you do not have a Woodside ID card, please stop by the Office to secure one.

Drinks in glass bottles or other glass containers, food, and pets are not allowed inside the pool areas.

Mike White, Security Supervisor

Catalytic Converter: 0
Package/Delivery Theft: 5
Suspicious Person/Trespassing: 17
Vandalism/Ransacked Vehicle: 7
Checked Parking Lot: 130
Gate Call: 63

Resident Contact: 11
Security Follow-Up: 169
Unregistered Vehicle: 68
Truck Violation: 13
Violation (Green) Space: 31
Violation (Deeded) Space: 6