

Woodside News

August 2023

OFFICE STAFF

Acting Community 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

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Tree Committee

City of Trees Here at Woodside

This past New Year's Eve, a major storm struck Sacramento, and Woodside lost at least 16 trees. On March 7, the Tree Committee brought in certified arborist Mike Ritenour to inspect the property and assure that any trees in question were sound and healthy. Some were not and have been removed; others are on a list for pruning or removal.

But now, with scorching summer temperatures regularly exceeding 100 degrees, we can look at trees in a different light.

We can focus on the benefits they provide instead of the risks they may pose.

Trees can cool a city by 10 degrees; walking from a sunbaked street or parking lot into the cool shade of one of our redwood groves is like stepping into air conditioning.

Trees release oxygen as they purify the air by absorbing carbon dioxide and other harmful gases. Their leaves filter out and collect particulates

as they muffle the roar of traffic. Imagine the additional noise, heat, and pollution from Howe Avenue if not for the redwoods and cedars that stand between it and Woodside. Trees conserve water by absorbing runoff, and their shade slows evaporation and



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Message from the President

Focus on Solutions with a Sense of Urgency

The board is thrilled to announce that Lidia Velici has joined the Woodside family as an experienced HOA community management consultant. Many years ago she managed our property and she has been in high demand ever since. Now she returns with a keen affinity for our trees, our meandering paths, our signature structures. Yet she recognizes the challenges we face in maneuvering the aging process.

Yet age can be an asset. At Woodside, we know where we've been and where we currently are. We know the potential of the property, the character, the vanguard vision on which it was built. Alas, no longer can we expect to maintain that coveted identity without action. We must purposefully plan for improvement. Lidia will collaborate with us to carve the way to secure our assets for the long term.

For too long we've looked away. We've been afraid of the realities of aging. Delay is no longer an option. We need to dedicate ourselves to the care required. To that end, the board is exploring models to keep our community solvent and to reach the road to recovery.

Meanwhile, we invite you to consider the following:

- Appreciate our 3,000+ trees. Maintaining trees is costly. But resident safety outweighs the cost.
 - Take care when you walk. Our limited maintenance staff is challenged to address all the areas that are crying out for help.
 - Thank an employee who has been particularly helpful. Increased requests for services put our limited number of staff to the test, so your expressed appreciation can lighten their day.
 - Make sure you have condo insurance. While Woodside maintains a master policy, condo coverage is strongly recommended for every owner of every unit.
 - Update your contact information at the office: phone, email, contact information for next-of-kin. There have been recent situations where that information was needed but unavailable.
- Thank you for your belief in Woodside. Never have I been more hopeful!

—Kim Edwards

A Note from HOA Community Management Consultant Lidia Velici



When I was hired years ago to manage Woodside, I was told that Woodside was a “flagship” property and from day one I acted as though I – with the help of the board, its committees, and the proud owners – was navigating that flagship through any situations and circumstances. Now we are called to turn that flagship around, and the only way we can achieve prosperity is through accomplishments and effectiveness.

Martin Luther King Jr. said in one of his most inspiring speeches, “I have a dream.” But then he put that dream into action and got to work.

We have a dream and we need to work smarter not harder. For the duration I am assisting the Association and the current board. I will commit to bring purpose and results. Changes are needed for the purpose of prosperity, but in order to implement the changes we need a strategic plan. Let's start there!

Demystifying the Woodside Reserve Fund

The Reserve Fund is the pot of money we're supposed to keep full so the property can be maintained in first-class condition, a requirement of our CC&Rs. Money is set aside every year to prepare for upcoming big expenditures.

The Reserve Study is a detailed analysis performed by an outside consultant that lists all our buildings and infrastructure that have a life expectancy of 30 years. (Components with a longer lifespan, such as underground water pipes and gas lines, aren't listed in the Reserve Study, even if their life expectancy is only 40 or 50 years.) Not only are all the components with 30-year lifespans listed, but the year when it is expected they will need to be replaced is given, along with an estimated cost for the repair.

Every three years the study is conducted on-site. In other years the study is based on information provided by the Association. The report for the 2021-22 fiscal year (FY22) was based on an on-site visit. The 2023 study hasn't been conducted yet.

A summary of the Reserve Study is provided to all homeowners with the financial reports. It's one of the key pieces of information you receive because it tells you if the Reserve Fund is adequately funded. A Reserve Fund that is 70% to 100% funded is healthy. A Reserve Fund below 30% is considered weak. (A 100% funded Reserve has the exact amount of funds needed for that year's repairs to keep the property in tiptop shape and also has a portion of the funds needed to meet large future expenditures.) Reserve funding affects our property values. The California Department of Real Estate published a helpful booklet, Reserve Study Guidelines for Homeowner Association Budgets (<https://www.dre.ca.gov/files/pdf/re25.pdf>).

The full Reserve Study lists the life expectancy of each component, when it was last replaced, when it needs to be replaced, and the estimated replacement cost. It tells us component by component what needs to be fixed or replaced each year for the next 30 years. If our buildings and grounds are deteriorating, either the Reserve Study is flawed or we're not performing the recommended maintenance.

The Association is required by law to include a statement in the annual budget report if it is decided not to repair or replace a major component listed in the Reserve Study. All repairs that are deferred must be justified, according to California Civil Code § 5300(a)(4).

Because the Reserve Study summary you receive with the annual financial statement shows components in aggregate, the situation may appear better than it is. Costs are shown for items with a remaining life of 0-30 years. The homeowner doesn't see that in the last fiscal year, July 2022-June 2023, it was anticipated that the Association would spend \$79,270 on asphalt sealing, \$212,640 on asphalt overlay with interlayer, \$55,815 on gutters and downspouts, and \$135,667 to replaster pools (Reserve Study dated 5/15/2020). Perhaps some of those repairs have been made, but the financial reports provided to homeowners don't show it.

The estimated total spent in FY23 on Reserve repairs was \$857,802, but according to the May 15, 2020, Reserve Study, expenditures of \$1,982,445 were needed.

It's important to remember these repairs don't get done on their own. Someone, either the community manager or the construction manager, has to list the projects to be completed during the fiscal year, and then they have to obtain quotes, determine the best vendor, execute the contract, schedule the repair, follow up to make sure the vendor shows up, follow up to make sure the work is performed according to the contract, and sign off on the final invoice. If a permit is required, they need to add that to their list, including scheduling and following up with County inspectors. There are a lot of moving parts to be juggled, and maintenance should be their primary task.

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City of Trees Here at Woodside

and reduces air conditioning costs. Trees increase property values by beautifying our surroundings, and they provide homes and food for birds, pollinators, and other wildlife. Trees are one of the most cost-effective methods of combatting the effects of climate change.

The urban forest around us must be managed and properly maintained to minimize the risks of property damage and maximize the benefits trees provide. That maintenance includes watering, mulching, pruning, and controlling pests, provided on a regular schedule. The Woodside Tree Committee urges that such a program of regular tree maintenance, administered by a qualified tree care specialist, be implemented as soon as possible. Such a commitment should be viewed as a vital investment in Woodside's future.

In addition to maintenance of existing trees, an urban forest like Woodside's needs replenishment and restoration. In recent years, many of Woodside's trees have died or been removed for a variety of reasons. There are numerous areas in Woodside that would benefit from the addition of new trees. The Tree Committee, in cooperation with the Environmental Committee and the Sacramento Tree Foundation, is actively researching which varieties of trees would be appropriate for those spaces, and exploring ways to obtain and plant them most economically. Doing so will ensure the future of Woodside's urban forest and the benefits it provides to us and future residents.

As always, tree-related suggestions, observations, and requests are welcomed by the tree committee. Tree request forms are available at the office or on the Woodside HOA website.

Association Updates

We cannot thank temp manager Sylvia Vang enough for her contribution. Several weeks ago she walked into an office with no written procedures, outdated records, and missing work orders. Sylvia literally had to invent ways to make Woodside function, all while tending to a constant stream of residents. While others might have found reason to leave, she stayed on, working tirelessly to keep Woodside operations afloat. Her empathetic style and gentle manner calmed many a resident. Soon Sylvia will be moving on to other management positions. A successful career awaits her. We will be forever grateful for her dedication here at Woodside.

- All contractors on site are required to check in with the office *before* doing any work.
- The office is hiring grounds patrollers and maintenance technicians. Interested candidates may submit resumes to manager@woodsidehoa.com.
- Rules are to be followed by all residents. The CC&Rs and Rules are available online. Kindly note that Woodside does not allow any verbal abuse of staff or residents. **Owners are responsible for the conduct of their tenants.**
- Please remember that grounds patrol can only remove unhoused/unsheltered persons from the premises if they are inside the gates.
- Work orders are to be submitted in writing and only by owners or their property managers.
- Due to recent difficulties with blocked sewer pipes, **please do not flush anything other than toilet paper.** Kindly place baby wipes, personal wipes, hemorrhoid pads, facial tissues, cotton balls, Q-tips, etc., in your trash.

August 2023 Events

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2 5:30 pm: Tree Committee 7:00 pm: Environmental Committee	3	4	5
6	7	8 6:00 pm: Voices	9	10	11 5:00 pm: Deadline for Architectural Apps 5:00 pm: Deadline for BOD Agenda	12
13	14 Rules Hearing - by appointment only	15 6:00 pm: Safety Committee	16 6:00 pm: Architectural Committee	17	18	19
20 5:00 pm: Deadline for newsletter submissions	21	22 7:00 pm: Board of Directors	23	24	25	26
27	28	29	30	31		

Unless otherwise noted, all events take place at the Old Woodside Board Room, Card Room, or Clubhouse.

Ability Cleaning Services

Maria De Los Santos
Owner

- Weekly • Bi-Weekly • Monthly
- House & Office Cleaning
- Move in • Move outs

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MLS

Your articles and photos wanted! If you have community-related news to share, we want to hear it. Maybe all you have is a photo you snapped at a recent Woodside gathering. That's perfect! Send it, along with the names of anyone in the photo, to office@woodsidehoa.com

Environmental Committee

Woodside Green Age – Save Energy (and Money!)

The Environmental Committee (EC) is committed to helping the Woodside community improve its energy, land, air, and water use while improving resident quality of life, controlling costs, enhancing owner property value, and making the property more attractive to new residents. This committee is currently helping the Woodside community improve waste disposal practices, energy efficiency, and water conservation to help reduce operating costs and make Woodside more environmentally sustainable.

Please consider joining and/or attending our monthly EC meetings which occur on the first Wednesday of each month at the Woodside Card Room in the Clubhouse or sending a note to one of us (drop off in office or via an email). Your ideas are encouraged and we need your help and support!

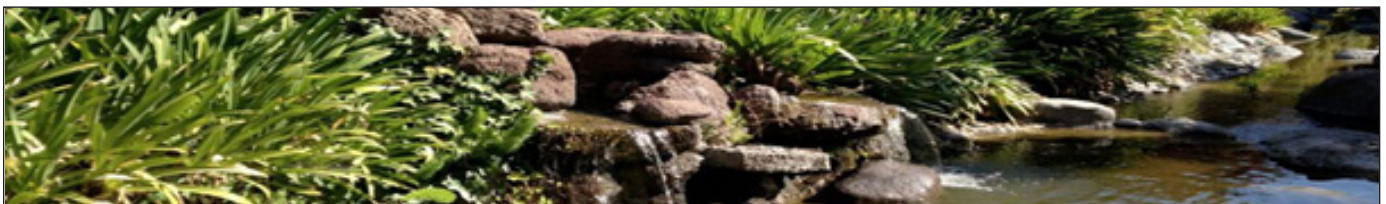
With your active involvement and support, Woodside

- Added green waste bins and more recycle bins
- Explored new efforts to reduce fossil fuel use, encouraged EV charging stations, identified where motion detectors and timers can reduce electricity use, and is promoting the value of jacuzzi covers to reduce heat loss.

Woodside can and will do even more to lower costs and improve our environmental sustainability but we need your active involvement. It takes a village to realize cost-effective efforts that contribute to environmental sustainability. Here are a few things we can all do independently to help benefit the whole community:

1. Replace incandescent light bulbs with compact florescent light (CFL) bulbs or even more energy efficient light-emitting diode (LED) bulbs. By simply replacing the incandescent light bulbs, the average home can save about \$225 a year in electric bills.
2. Use cold water in wash and rinse cycles for your laundry.
3. Keep the doors and windows closed when air conditioners are running in laundry rooms, the clubhouse, and your home.
4. Exercise water-saving measures like installing low-flow toilets and shower heads.
5. If you have a gas log fireplace, arrange with PG&E to have the pilot light shut off (at no cost) for the remainder of the summer to reduce gas use and prevent the pilot light's extra heat generation in your residence.
6. Sort your household waste to reduce the amount going to landfill, reduce green house gas emissions, and recycle paper, plastics, and cans. For details see last month's newsletter article about recycling. If you do not have a table top green waste container, you can obtain one for free from the office.

For more "green" ideas see <https://www.consumerreports.org/environment-sustainability/tips-for-going-green-at-home-a6852276649/> or <https://www.greenamerica.org>.



Let's improve Woodside's Environment together

Stay Aware! Outsmart the Mailbox Thieves

Late last year, some Woodside residents had their mailboxes broken into. In the largest of the two break-ins, mailboxes on two adjacent clusters were compromised. The U.S. Postal Service (USPS) has fixed these mailboxes. In a separate incident, mail was stolen without evidence of forced entry, suggesting that a duplicate or stolen key was used to gain entry.

Recently there have been more mailbox thefts and break-ins. Below are some suggestions to avoid the inconveniences and loss that accompany mailbox theft:

- If possible, avoid using the outgoing mail slots. Instead, mail your items directly from a local post office. The two closest post offices are located at 2801 Arden Way and 4750 J Street.
- Check your mail **daily**. Do not leave your mail in your mailbox overnight!
- Avoid sending or receiving money in the mail. Whenever possible, use direct deposits and digital bank statements.
- Contact USPS to hold mail if you will be away for an extended period of time such as vacation or business trip, or ask a trusted neighbor to retrieve and keep your mail until you return.
- If you mistakenly receive mail or packages addressed to your neighbor, please hand-deliver the item to your neighbor.
- Remember that the Woodside office is unable to accept resident mail, or packages. No exceptions!

As a deterrent to future break-ins, please report lighting outages at mailbox covers or adjacent to mailboxes to the Association office by submitting a maintenance request.

If you suspect mail theft, please do the following:

- Report the incident to Woodside grounds patrol at 916-849-6828.
- Report the incident to the USPS Arden office at 916-574-3005.

If you see any crime in process, including mail theft, immediately call 9-1-1.

Grounds Patrol Report

- All residents, please contact the grounds patrol for any security issue at the time of the incident.
- Make sure all contractors get a pass from the office.
- Make sure all vehicles (only 2 are allowed) are registered at the office in accordance with the Rules & Regulations.

Woodside Association hopes our grounds patrol 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, Grounds Patrol Supervisor

Catalytic Converter – 0

Suspicious Person – 7

Security Follow-up – 92

Vandalism/Ransacked – 10

Checked Parking Lot – 87

Removed Trespassers – 7

Violation (Green) Space – 50

Violation (Deeded) Space – 21

Gas Log Owners . . . Save \$44 per month

. . . and improve the environment too!



In the sweltering days of August, it's hard to appreciate the comfort of an electric fireplace — until you think about how your electric fireplace produces no hissing gas pilot light to heat your unit and fight with your air conditioner. As a reminder, until you're able to get your gas shut off permanently you can still ask PG&E to turn off your pilot light for FREE.

Call PG&E at 1-800 743-5000. Keep selecting options until you get to Appointment Scheduling, or else press 0 twice to reach an operator and request the Home Pilot Light Shut-Off service.

Residents can also go online to PGE.com. Then select Customer Service > Home Service > Pilot Light Appointments.

Currently all gas log owners must pay the gas log use fee of \$44 per month whether they use their gas logs or not. But you can exit this gas log use fee program in two ways:

1. Obtain written agreement from all owners of gas log containing units associated with your gas meter to permanently shut off the gas at the meter. Typically one PG&E account serves each building, but some accounts are linked to two buildings. The office maintains lists of the buildings with gas logs.
2. An individual gas log owner can complete an Architectural Control Improvement Application (available in the office) to gain approval to cap off gas line in the firebox and install a hard-wired electric fireplace insert to replace the gas logs. The associated electrical power must be installed by a licensed professional. Once installation is complete and inspected by the Architectural Committee, the gas log fee would be stopped the following month. (Details on gas logs and the Architectural approval process will be available in the latest Woodside Rules and Regulations. Also see the Woodside CC&Rs, sections 6.5.2(b) and 10).

Electric fireplace inserts are available from several vendors and range in price from a few hundred dollars to \$2,000 or more depending on quality, size, and options. Installation costs will vary depending on your particular firebox and electrical situation, but typically they will run from \$500 from \$750. To reduce the stress and legwork of making such a switch, the Environmental Committee is identifying a few electric fireplace insert options and installation professionals for residents, and this information should be available in the next few months.