



WOODSIDE NEWS

February 2024

BOARD OF DIRECTORS

President

Vacant

Vice President

Hassan Pejuhesh

Secretary/Treasurer

Bill Sessa

Director

Craig Shields

Director

Pamela Williams

Director

Cyrus Youssefi

Director

Lyn Efken

Email addresses are available on the website listed below.

Woodside Office

(916) 922-8469

Office Hours

Monday - Friday

8 AM - 6 PM

24 Hour Grounds Patrol

(916) 849-6828

Community Manager

Tamara Camara

manager@woodsidehoa.com

Bookkeeper

Rigo Bazan

bookkeeper@woodsidehoa.com

Administrative Assistant

Samantha Foust

office@woodsidehoa.com

Visit us Online

www.woodsidehoa.com

Common Area Etiquette

We would like to take a moment to remind everyone about the importance of maintaining the beauty of our community and being considerate neighbors to one another. To ensure that our community remains lovely and clean, we kindly request your cooperation in picking up trash whenever you come across it. By taking a few minutes out of our day to pick up litter, we can collectively make a significant difference in keeping our surroundings pristine. Furthermore, if you are a pet owner, we kindly ask that you please clean up after your furry friends. It is crucial to pick up animal waste promptly to maintain a clean and healthy environment for all our community members. This small act of responsibility goes a long way in creating a pleasant and hygienic living space for everyone. Lastly, we encourage everyone to practice courteous behavior towards their neighbors. Kindness and respect are the foundation of a harmonious community. Whether it's a friendly smile, holding the door for someone, or offering a helping hand, these simple acts of kindness can brighten someone's day and foster a sense of unity within our community. Let's join hands and work together in making our community a truly wonderful place to live. By picking up trash, cleaning up after our pets, and being courteous to our neighbors, we can create an environment that we can all be proud of. Thank you for your cooperation and dedication to our community's well being. Together, we can achieve great things!

Volunteers Needed

We currently have open positions on the Landscape Committee and the Tree Committee. If you are interested in joining the Landscape or Tree Committee, please contact our Community Manager, Tamara Camara, for more information.

Attention!

Last Newsletter Delivery

Costs continually increase for the production and delivery. The Association continues to look for ways to increase efficiency and lower costs. One of those ways are to embrace different forms of technology and to eliminate littering of loose newsletters.

Where can the monthly newsletters be found?

A minimal number of physical copies can be found where notices are posted throughout the property. Those locations include the Office, Old Woodside Clubhouse, and laundry rooms. Also available on the website at www.woodsidehoa.com.

What is a Reserve Study?

It is amazing how fast this year is flying by, and it is almost time for the Association to start on the 2024-2025 budget process. A request has been made to a Reserve Analyst (Browning Reserve Group) to provide a full inspection. Reserve funds are used for larger projects such as asphalt sealing, roof replacement, siding, painting, etc. Reserves are typically set aside for elements that are replaced every 5, 10, 15, or 20 years. The Budget Committee and the Board work closely with the reserve specialist.

The reserve specialist will prepare a study that will provide the Board with guidance on how to keep the association's physical assets from deteriorating faster than our financial assets increase.

The reserve specialist will visit the community to inspect it (every 3 years a physical inspection is performed, other years the Association is provided with an update) and prepare a written reserve study for the association. That report will include an inventory of all common area components, recommendations on what should be replaced and when, what the replacements will cost, and a plan for paying for them.

The reserve specialist retained by the Board has the expertise and experience to accurately determine the life cycles of the Association's common components and will help the Board estimate the cost to repair or replace them.

The reserve specialist also has the expertise at analyzing the financial resources needed to maintain the common components over time and will advise the Board how to balance the size of the reserve fund against the deterioration of the common components.

The community's physical assets (components) are constantly decaying, the guidance of a reserve specialist will always help the Board protect those assets and keep the community looking its best—and that helps protect the community's property values!

A Special Board Meeting with Browning Reserve Group with guest speaker, Bob Browning is scheduled for Wednesday, April 17, 2024 at 7:00 PM. Location: TBD

Vehicle Related Issues	
Towed Vehicles	7
Green Space Violations	46
Deeded Space Violation	27
Theft/Vandalism	22
Catalytic Converter	0

General issues	
Security Follow Ups	212
Suspicious Activity	13
Police Activity	2
Medical Emergency	3

Please note the Association is not responsible for the safety and security of residents, invited guests or personal property. In case of a safety or security incident please call the Sheriff – 911 or non-emergency number 916-874-5111.

Is your Pet Registered?

While Woodside is a very pet friendly community, there is a noticeable increased volume of big dogs on the property. Our rules are very specific that no pet shall exceed 25 pounds or 18 inches in height at the shoulders. If your pet is not registered, I highly recommend you contact the office and set up a time to get them registered. To do so, you will need the following:

- Current vaccination record for a veterinarian must be provided within 24 hours of residency (CC&R 4.13.3).
- Current rabies vaccination is also required for dogs and outdoor cats. All updated proof of vaccinations shall regularly be submitted to the office for Association records.
- All pets MUST have a tag identifying the owner with current contact information and have a current license through Sacramento County.

Please note; you may be asked by our on-site Community Patrol or staff members if your pet is registered and what building and unit you reside in to follow up and ensure our records are accurate and up to date.

Storm Update

We are recouping from another atmospheric river event from February 4th. We had a mess due to the strong winds and intense rain. A few stucco walls blew over and some trees fell across walkways and against buildings. Others posed a serious safety concern to buildings and common areas, no reported damage, and most importantly no one was injured.

Our staff along with our landscape company will continue to remove debris from carports and common areas. If we missed an area, please contact the office, and request a work order.

Board Meeting Highlights

New Board Members Appointed

At its January meeting, the Board appointed Craig Shields to the Board of Directors to fill a vacancy created by the resignation of Gisela Schulz. Earlier in January, Schulz submitted her resignation to the position she was elected to just a year ago, saying that health problems prevented her from completing her term. The Board also appointed Pamela Williams to the Board to fill the seat recently vacated by former Board President Kim Edwards, who resigned from her position in December.

The Board approved a \$4,895.00 contract to Ballot Watchers Election Solutions to administer the upcoming Board of Directors election. Independent experts are required by state law to administer elections of HOAs to ensure they are conducted with integrity.

In January, Board members also signed updated Code of Conduct forms which includes guidelines to avoid conflicts of interest.

Treasurer's Report

Treasurer Bill Sessa reported the following account totals: Flood Account; \$138,000; Reserve Account, \$868,108; Operating Account, \$465,293. Sessa also outlined a spending plan for approximately \$490,000 of Reserve Funding to ensure all the Reserve Funds will be spent by the end of the Fiscal Year. Income and maintenance expenses are only slightly below budgeted figures thus far in the Fiscal Year. Spending on insurance is within budget and expenses for utilities are below budget for this point in the budget year, especially for natural gas, but Sessa noted the peak season for natural gas use is just beginning.

Plumbing Repairs

The Board approved two contracts for a total of \$11,745.85 to repair plumbing problems in buildings 2202 and 867. It also tabled proposals for four others pending additional research. The Board also tabled a proposal for a roofing contract (2250) and a proposal to add two new pumps and heaters to the East pool and spa, pending additional research on costs and options.

Architectural Committee

The Board accepted the recommendations from the Architectural Committee to deny the addition of washers and dryers in two units (841-5, 887-8) and approved installation of electric inserts as a substitute for natural gas-powered fireplaces in three units (649-3, 657-1, and 734-7), approved installation of a kitchen window (600-1). 630-4 withdrawn.

Green Landscape Equipment Coming

State law prohibits the **SALE**, as of 2024, of gas-powered blowers, mowers, weed trimmers, chainsaws and power washers. While individuals and businesses will still be **permitted to USE** gas-powered equipment, after this year, 2024, they will no longer be able to purchase gas-powered equipment. To repeat, the ban is on the sale of non-compliant equipment, not the use of current gas-powered equipment.

Landscapers will, as their gas-powered equipment ages or fails, have to replace current gas-powered equipment with non-polluting "green" certified equipment. This transition time was built into the law so that landscaping businesses, many of whom are minority-owned small businesses, would not be hit with the immediate cost of replacing their entire stock of equipment. The California Air Resources Board is charged with adopting implementing regulations, including labeling requirements to reflect which products are compliant.

Timetable for the 2024 Board of Directors Election

Homeowners this year will elect four directors to Woodside's Board of Directors. Persons interested in serving on the Board must obtain, complete, and timely return to the Association Office a Board of Directors Application available at the office and on the Woodside website (www.woodsidehoa.com).

Tuesday, February 6: A **Reminder Notice** was mailed to all owners February 2.

Tuesday, March 5, 5:00 p.m. DEADLINE DATE AND TIME for the Association to receive Board of Director Applications. The application can be sent by physical delivery to the Association Office; by mail to the Office at 2274 Woodside Lane, Sacramento, CA 95825; or by email to manager@woodsidehoa.com. Any application not timely received will not be considered as a nomination for the Board and any person designated on such form will not be included on the ballot.

Ballots to be mailed to homeowners no later than **Monday, April 22**.

Friday, May 24: Deadline for ballots to be received by the Inspector of Elections.

Ballots will be counted at the **Annual Meeting on Tuesday, May 28**. The Association has contracted with an independent third-party election firm, BallotWatchers Election Solutions, LLC to manage the election.

Election by Acclamation: If the number of candidates does not exceed the number of open seats on the Board, the Board may follow the Election by Acclamation procedure adopted by the Board in April 2022, and elect, by a vote at a duly noticed Board meeting, the candidates to the available positions without conducting an election by vote of the membership.

Community Tips


- As a member of a homeowners association (HOA), ensuring the safety and surveillance of your community is of utmost importance. A safe community not only provides peace of mind to residents but also adds value to properties. Here are some tips for keeping your home and neighborhood safe.
- Keep your doors and windows locked. This might seem like an obvious one, but many people forget to lock their doors and windows. Locking your doors and windows is the first line of defense against intruders. Make sure your door frames are strong and use deadbolts to secure them. Install window locks to prevent them from being opened from outside.
- Help keep the property illuminated by keeping your front door and patio lights on. Motion sensor lights are a great option for outdoor lighting as they turn on when someone approaches. A well lit community can deter illegal activity.
- **Get to Know Your Neighbors.** Getting to know your neighbors can help create a sense of community and make it easier to spot suspicious behavior. Encourage your neighbors to be vigilant and report any suspicious activity and call 911 if you feel threatened or observe violence.
- Be prepared for Emergencies. In the event of an emergency, it's important to have a plan.
- By following these tips, you can help keep our community protected. Remember, safety is a community effort, and everyone has a role to play. Encourage your neighbors to be proactive and vigilant, and work together to keep our community a secure place to live.

Upcoming Newsletters

We want to hear from you! If you have a column of interest you would like to be included in an upcoming newsletter, please submit your article to the Community Manager, Tamara Camara, for consideration.

H A P P Y
Valentine's Day
♡

February 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
Please note the dates, times, and locations noted here are subject to change based on quorum, room availability, and business needs.				1 10AM Estoppels	2	3
4	5	6	7	8 10AM Estoppels	9 5PM; Deadline for Arch. Apps	10
11	12	13	14 Valentines Day 	15 10AM Estoppels	16	17
18	19 Presidents Day Office Closed	20	21 6PM; Arch. Mtg.	22 10AM Estoppels	23 6PM; Rules Hearing *Appointment Only	24
25	26 5PM; Deadline for Newsletter Submissions	27 7PM; Board Mtg.	28	29 10AM Estoppels		

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COLDWELL BANKER REALTY
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March 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
Please note the dates, times, and locations noted here are subject to change based on quorum, room availability, and business needs.					1	2
3	4	5 6PM; Env. Mtg.	6	7 10AM Estoppels	8 5PM; Deadline for Arch. Apps	9
10	11	12	13	14 10AM Estoppels	15	16
17 St. Patrick's Day	18 6PM; Rules Hearing *Appointment Only	19	20 6PM; Arch. Mtg.	21 10AM Estoppels	22	23
24	25 5PM; Deadline for Newsletter Submissions	26 7PM; Board Mtg.	27	28 10AM Estoppels	29	30
31						



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