

WOODSIDE NEWS

WoodsideHOA.com

AUGUST 2024

BOARD OF DIRECTORS

President

Lyn Efken

seebogierun@aol.com

Vice President

Craig Shields

craigstevenshields@gmail.com

Secretary

Gigi Wieczner

safetywdsd@gmail.com

Treasurer

Bill Sessa

bsessa1064@aol.com

Director

Nola Castle

nolacastle@gmail.com

Director

Jennifer Choy

howmun2@gmail.com

Director

Darren Keenan

darrenhoa@usa.com

The Grass is Greener...

...when it's not watered with drinkable water.

The debate over nonfunctional grass is set to intensify in the coming years in California. The Legislature has recently enacted a law mandating that businesses and homeowner associations curtail their use of non-functional grasses. The aim is to diminish water demand.

Communities are instructed to supplant non-functional grasses with landscaping alternatives that are more water-efficient. Areas of "functional turf" that are sanctioned include parks and sports fields, such as those used for baseball or football. Non-functional turf encompasses ornamental grass only, such as that found in median strips. These locations must be classified as functional or non-functional, after which businesses and HOAs are required to collaborate with landscape professionals to explore replacement options for the non-functional turf. Possibilities may involve transitioning to drought-tolerant plantings, laying artificial turf, or irrigating with non-potable water. This necessitates Woodside coordinating with the Sacramento Suburban Water Agency to ascertain the feasibility of delivering both potable and non-potable water to various sectors of the property.

Simultaneously, apprehensions regarding the use of artificial turf as an alternative to natural grass are mounting. There are emerging inquiries about the chemicals involved in the manufacturing of artificial turf and their potential repercussions on health and the environment. Woodside must judiciously determine which grass is functional and which is merely decorative. Fortunately, the deadline for compliance remains a few years off, but Woodside plans to initiate discussions with our water provider sooner rather than later.

Join us via Zoom!

Residents will now be able to live stream Board of Director Meeting online via zoom.

Check the website and agenda for login information!



July Board Meeting

President's Report

During the July Board meeting, President Lyn Efken reported that the Board is purchasing new mailboxes to replace those that have been vandalized by mail thieves. The new mailboxes, which will be installed in at least 14 locations, are made of thicker metal and are more difficult to break into. Officials from the Post Office noted that no mailboxes are completely tamper-proof.

The grinding down of tripping hazards has been completed in Old and East, and it will soon be done in Sierra once PG&E completes the installation of new natural gas lines.

In other news, with Sacramento experiencing higher-than-normal temperatures, the tiles in the pool and spa areas have been cleaned and repaired. The spas are now open.

To enhance nighttime security, an additional person has been added to the patrol staff, allowing for two people to patrol after dark.

In Other Business...

The Board approved a contract for \$39,420 to purchase a hot water boiler for East, which is currently being serviced by only one boiler instead of two. Additionally, the Board approved a \$3,750 contract with Shaw Accountancy, which prepares our tax return, and renewed a contract with Aqua Care Pool Service for \$5,500 per month.

Treasurer's Report

Treasurer Bill Sessa reported that the Association's finances were within budget for the fiscal year ending in June, pending some fund transfers among the Flood, Operating, and Reserves accounts. While some expenses exceeded expectations, they were offset by lower costs in other areas and unexpected revenue increases for certain budget items.

Income fell below expectations from guest suite rentals (\$13,700), parking fees (\$17,000), and violation fines (\$20,000). However, income from laundry fees and late fees exceeded budget amounts by \$17,000 and \$5,000, respectively.

Annual expenses for General Administration were \$158,000 below budget, as were costs for utilities and insurance (\$300,000). These savings were partially offset by unbudgeted expenses for temporary help (\$180,000) and approximately \$400,000 above-budget spending on outside contractors.

Outstanding collections in July totaled \$142,513, of which \$74,412 is 90 days overdue.

As of June, the account balances were as follows:

- Reserve Account: \$1.2 million
- Flood Account: \$268,250
- Accounts Payable: \$137,082
- Operating Account: (\$28,835) (pending a transfer owed from the Flood Account)

Reserve spending for major construction and repair projects in June amounted to \$99,079.

Community Roof Replacement Update

We're excited to share some great news! Roof replacements are currently underway at the following addresses:

- 600-2
- 650-2
- 2266-6
- 637-6
- 2250-1

If you have any questions, feel free to reach out to the office.

Woodside Office
(916) 922-8469

Office Hours
Monday - Friday
8 AM - 6 PM

24 Hour Grounds Patrol
(916) 849-6828

Community Manager
Vacant
manager@woodsidehoa.com

Bookkeeper
Rigo Bazan
bookkeeper@woodsidehoa.com

Executive Assistant
Samantha Myers
office@woodsidehoa.com



Dog Days of Summer:
The phrase refers to the hot, sultry days of August and is linked to the rising of Sirius, the Dog Star, in the constellation Canis Major

General issues

Vandalism	14
Suspicious Activity	14
Trespassing	10
Emergency Calls	3

Vehicle Related Violations

Towed Vehicles	0
Green Space	36
Deeded Space	13
Vehicle Theft	0
Unregistered Vehicles	74

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.

Management Update

We aim to keep you informed about the ongoing transition following the resignation of our Community Manager, effective July 28th. The Board has engaged a recruiting service to identify qualified property managers, should we opt to maintain self-management. The interview process is currently underway.

In parallel, the Board is evaluating the feasibility and potential advantages of outsourcing by consulting with a select group of property management firms. Long-standing residents of Woodside may recall that we have employed both strategies in previous decades.

Samantha Myers remains our Executive Assistant and has adeptly navigated the complexities of Woodside with speed and professionalism. Cindy Arroyo joined the Office team on Monday, July 27th, as a temporary employee for a limited term. Cindy, a former Woodside employee, will be managing phone calls, assisting homeowners with inquiries, work orders, and new registrations. Additionally, she will support Sam with rule violation notices, architectural applications, estoppels, mailings, and meeting preparations.

Rigo Bazan continues to handle Woodside's bookkeeping, bill payments, accounting, and financial reporting duties remotely as an independent contractor.

Should you have any questions or concerns during this period of transition, please do not hesitate to reach out to any Board of Directors member.

Leased Parking Available

There is often a waiting list for a leased parking space, but at the moment there are spaces available. If you have an interest in leasing a parking space, please contact the Woodside Office.

Notice of Delinquent Dues and Special Assessments

Woodside currently has over \$120,000 in outstanding dues and special assessments. Accounts delinquent for more than 90 days are subject to referral to our collections agency. To prevent adverse effects on your credit score and incurring additional collection fees, we urge you to settle your dues and/or special assessments promptly.

Please note that this year, there was no installment plan available for special assessments; therefore, any unpaid assessments are now past due. If you have any inquiries regarding your account, please reach out to the Office for assistance.



326: A Number to Remember

In 2019, the State of California enacted Senate Bill (SB) 326, mandating the inspection of exterior elevated structures, such as balconies and walkways, by a licensed architect or structural engineer. These elements are assessed for safety and ranked as high, medium, or low risk. Woodside engaged Response Structural Engineers for a comprehensive property inspection. Our immediate focus is on addressing the highest priority items.

Below is a summary of the priority projects identified in the inspection report. For a detailed view of how your balcony or walkway is ranked, a complete inspection report is available at the Woodside Office. Items not listed here are categorized as medium or low priority. The report segments the property into three sections: Old, East, and Sierra.

It is a relief to report that **no balconies require immediate/high-priority attention**. However, all 14 high-priority items pertain to walkways/landings.

We will promptly commence these projects, beginning with the creation of architectural drawings, defining the scope of work, and selecting contractors. Medium-to-low priority projects will be integrated into the Reserve Study and completed over the next eight years. The next inspection is scheduled for nine years from now.

Old Woodside:

- **2236 Walkway:** Replace the sistered post with pressure-treated DF#1 and an approved Simpson post base. “Sistered” is a term used when reinforcing or adding material to strengthen a compromised structure, typically floor joists.
- **2233 Walkway:** Center the post on the concrete pier with a Simpson post base, replace damaged decking, and retrofit with proper anchorage.
- **2229 Walkway:** Install an HSS post, retrofit handrail anchorage, and address rust issues by repainting.

Woodside Sierra:

- **611 Walkway:** Substitute damaged decking with redwood or Trex; insufficient concrete coverage for post base—recenter posts on the circular piers.
- **641 Walkway:** Replace damaged decking with redwood or Trex; replace the post with pressure-treated DF#1 wood and recenter posts on the circular piers.
- **637 Walkway:** Exchange damaged decking with redwood or Trex; recenter posts on the circular piers for better concrete coverage; address inadequate edge distance in bolted connections with new bolts; replace the post with pressure-treated DF#1 wood.

Woodside East:

- **867 Walkway:** Realign posts to the center of the circular piers; currently, the post is misaligned.
- **871 Walkway:** Exchange the post and blocking members with pressure-treated DF#1 wood.
- **728 Walkway:** Substitute the post with pressure-treated wood.
- **740 Walkway:** Substitute the post with pressure-treated wood.
- **737 Walkway:** It’s recommended to recenter posts on the circular piers.
- **733 Walkway:** Recommend recentering posts on the circular piers; address the inadequate splice connection on the beam by reinstalling bolts with proper edge distance. Replace the post with pressure-treated wood.
- **700 Walkway:** Replace handrail and damaged trellis members; substitute the beam with pressure-treated or exterior-grade wood. Retrofit handrails with proper anchorage; recenter posts on circular piers.
- **724 Walkway:** Address decking issues not bearing on the beam—replace with decking that fully bears on walkway beams; opt for redwood or Trex. Reinstall beam bolts with proper edge distance.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 10AM; Estoppels	2	3
4	5	6	7 6PM; Environmental Comm. Mtg.	8 10AM; Estoppels	9	10
11	12	13 6PM; Voices	14	15 10AM; Estoppels	16 5PM; Deadline for Arch. Apps.	17
18	19 6PM; Rules Hearing * Apt. Only	20	21 6PM; Architectural Comm. Mtg.	22 10AM; Estoppels *Newsletter Submissions Due	23	24
25	26	27 7PM; Board Mtg	28	29	30	31

September 2024 Upcoming Events

Sep. 2 Office Closed for Labor Day

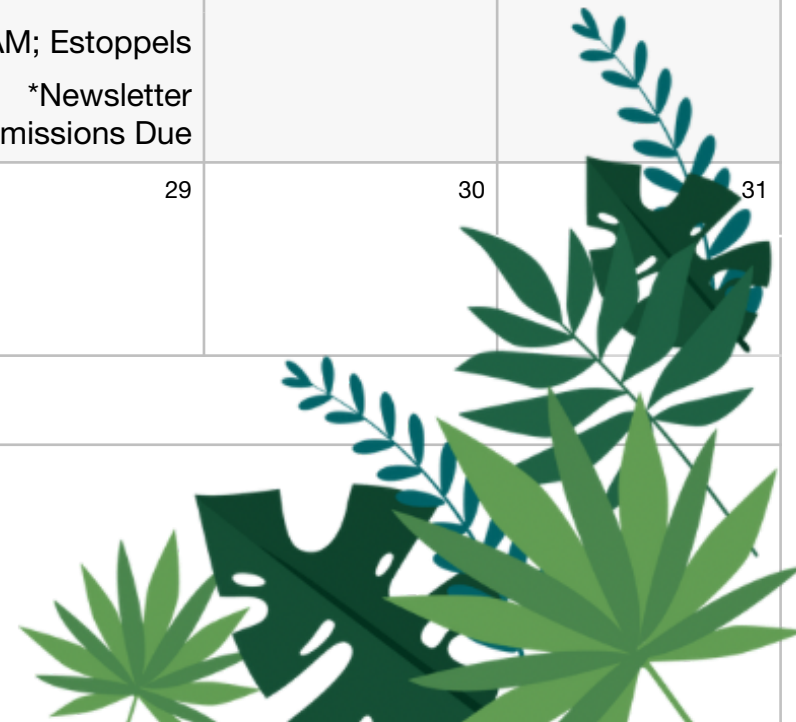
Sep. 4 @ 6PM; Environmental Comm. Meeting

Sep. 10 @ 6PM; Voices

Sep. 16 @ 6PM; Rules Hearing

Sep. 18 @ 6PM; Architectural Comm. Meeting

Sep. 24 @ 7PM; Board Meeting



ANNA M. PADILLA
 REALTOR Lic. 01323399
Real Estate Services
 916-271-2858
 SPANISH & ENGLISH
Woodside Resident
 The Hughes Company
 Lic. 00594424



WATERMAN
 REAL ESTATE

LYN EFKEN
 BRE # 90782155
 916.798.9898
 2600 Fair Oaks Boulevard, Suite 109
 Sacramento, CA 95864
 SeeBogieRun@aol.com

exp
 REALTY

Gigi Wieczner
 REALTOR®
 515-441-3397
 buysellgigi@gmail.com
 buysellgigi.com
 DRE #02198496



MLS

LESA JOHNSTON
 REALTOR® and Woodside Owner,
 Part of Your Community

C. 916.743.3760
 CalRE #01882313
 LesaCJohnston@gmail.com
 2277 Fair Oaks Blvd., Suite 440
 Sacramento, CA 95825

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(916) 580-7031
 mcsability@gmail.com



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Jo Ann Pino
 Masters Club Outstanding Life Member
 LIC # 01152742

Cell: 916-747-3236
 Efax: 916-535-5141
 jpino@golygon.com

LYON
 REAL ESTATE



Important Update for Homeowners: Bylaws Revision and Voting Information

Dear Homeowners,

We are pleased to announce that our esteemed HOA attorney, Brad Epstein from Grime Law, will be attending the upcoming August Board of Directors meeting. This session is particularly significant as Mr. Epstein will guide us through the preliminary revisions of the Association's Bylaws.

This is a unique opportunity for all interested homeowners to gain insight into the rationale behind the proposed changes. Understanding the motivations and objectives for these updates is crucial as they are designed to enhance our community living experience.

As valued members of our community, your participation is not only welcomed but essential. The proposed bylaw changes will be subject to a community-wide vote. Your informed decision will shape the future governance of our association.

We encourage you to join us at the meeting to engage in this vital discussion. Your voice matters, and together, we can ensure our community thrives.

Warm regards,
 The Board of Directors.