

Woodgate Glen HOA

Fall 2013

Board Meetings

Board Meetings are held on the 4th Monday of each month in the offices of:

Focus Real Estate & Inv.
3936 Mayette Avenue

September 23rd at 6 p.m.

October 28th at 6 p.m.

November 25th at 6 p.m.

December - *no meeting*

Agendas are posted on the website & at the bulletin board at the pool

www.woodgateglen.com



Board of Directors

President: Jan Story
Vice-Pres: Brent Swinth
Treasurer: *open seat
Secretary: Galya Bayreuther
At Large: Anne Donegan

*There is a vacant seat on the Board!
If you are interested in serving on the Board, please contact Management.

Management: Focus Real Estate & Inv., Inc.

544-9443

Katie DeJung

sfocusre@sonic.net

Emergency: 544-9443 x123

Construction on Harvest

The siding repairs/painting on Harvest is still in progress. The work continues on the following buildings:

360-364 Harvest

348-352 Harvest

330-334 Harvest

The crew will post notices on front doors to notify residents when their front doors will be painted.

We appreciate everyone's patience and cooperation during this work!

HOMEOWNER SURVEY

We want your feedback! Please take a moment to complete the survey enclosed with this newsletter. The Board would like homeowner's opinions on some important issues.

Don't Forget!

New windows, doors, screens, satellite dishes, air conditioning, and all other exterior changes need to be approved by the Architectural Committee. You can download an architectural request application from the website www.woodgateglen.com/forms/ and forward to Management.

Note: Air conditioning units that are on the exterior of the window are not permitted.

Our governing documents were given to you when you bought or rented your unit. Additionally, these are available on-line at www.woodgateglen.com

Did You know?



Each owner or tenant is responsible for their guests. Please advise your guests of any pertinent rules, i.e., parking, pool rules, and proper behavior. Any violations by a guest will be the same as if you committed the violation.

New Metal Garage Door Policy

The maintenance of the garage doors is the sole responsibility of homeowners in Woodgate Glen. At their own expense, homeowners can replace garage doors either with metal or wooden doors, if the following conditions are met:

- 1) The homeowner must submit an architectural review application prior to having the garage door installed.
- 2) The architectural review application must be approved by the Board prior to the garage door being installed. If prior approval is not received and/or the installed garage door does not abide by Woodgate Glen's Garage Door Policy, then the homeowner, at his/her cost will be required to remove the garage door and install a new door that meets all of the requirements of Woodgate Glen's Garage Door Policy.
- 3) The new garage door must be installed by a licensed professional garage door installer.
- 4) Windows are not allowed on any new garage door.
- 5) The new metal garage door must be model FP-Flush Panel-Stratford by Amarr or comparable manufacturer and model. The HOA Board must approve a similar product.

6) The new metal garage door must be flat panel and painted to match the existing exterior finish of the garage.

7) All new wooden garage doors must match the existing wooden garage doors.

8) If the Board finds a garage door to be in need of significant repair or deems a garage door to be unsafe, the Board can require the homeowner, at the homeowner's expense, to replace the garage door. This replacement may be either a wooden or metal door. In either case, the Woodgate Glen Garage Door Policy must be met.

Management has the information on the required style and manufacturer which can be installed. Homeowners can still choose to have wooden doors if they wish but must follow the requirements for installing wooden doors.

NEW LANDSCAPE COMPANY

Starting October 1st, Woodgate Glen will have a new landscape company, Landesign, Inc., taking care of the monthly landscape maintenance. Landesign has been in business in the North Bay for more than 20 years and are listed in the North Bay Business Journal 2011

Book of Lists as one of the top 10 landscape companies in the North Bay. You can find out more information about them on their website at: www.landesign-inc.com.

The Board is looking forward to Landesign providing a fresh, new perspective on the landscaping at Woodgate Glen!



Landscaping Policy

The Board is considering changing our policy in regards to allowing homeowners to alter the landscaping in front of our homes. Currently owners can do this, with PRIOR Board approval. We are thinking of discontinuing this policy since recently a number of homeowners have done this without approval and have used high water plants (WGG policy is to use low water use plants) and have moved irrigation lines. This has led to higher costs for the HOA not only in increased water costs, but at times we have had to pay additional costs to re-configure irrigation lines.

What do you think?

Please let us know on the survey included in this newsletter.

Pet Courtesy



Please keep your dog on a leash - it's a rule at Woodgate as well as a City Ordinance. If you see a loose dog - please call Animal Control at 565-7100.

Also, please remember to carry a bag and **pick up after your dog** - no one wants to step in or have to clean up your dog's mess.



Reminder....

Garbage cans should be placed out for pick up no earlier than Monday evening and should be put away by Tuesday night. Thanks for doing your part for making our neighborhood look great!

PARKING RULES

Residents MAY NOT park in VISITOR spaces except for a very brief period to load/unload the vehicle; this must have "active motion". In other words, you must be seen to be going to and from the vehicle.



Also, all vehicles must park within the white lines of any space - front, rear, and sides. The vehicle must be parked so as to not interfere with others trying to get in or out of their vehicles.



Pool Rules

We hope everyone has enjoyed the summer at the pool! Unfortunately there have been recent problems/violations at the pool. Just a reminder of some of the rules:

**No more than 4 guests per household are allowed in the pool or pool area at one time.*

**No smoking or alcohol in the pool area.*

**No glass of any kind is allowed in the pool area.*

NOTE: All of the pool rules are posted on the website.

Thank You!

To all those homeowners and residents who have complied with the rules when they have received a courtesy letter or note. It is up to everyone to follow the rules of Woodgate to make it a great place to live.

