

Woodgate Glen HOA

SUMMER 2014

Board Meetings

Board meetings are held on the 4th Monday of each month at the offices of: Focus Real Estate & Inv., Inc. - 3936 Mayette Ave.

June 23rd at 6:00 p.m.
July 28th at 6:00 p.m.
August 25th at 6:00 p.m.

Agendas are posted on the website & at the bulletin board at the pool.
www.woodgateglen.com



2014-2015 Board of Directors

The ballots were counted at the Annual meeting on April 28th. Here is your 2014-2015 Board of Directors:

President: Jan Story
Vice Pres.: Anne Donegan
Treasurer: Brent Swinth
Secretary: Galya Bayreuther
At Large: Cheryl Louise

Please welcome new Board member, Cheryl Louise!

Management:

Focus Real Estate & Inv., Inc.
Ph. 544-9443
Katie DeJung, Property Manager
sfocusre@sonic.net
After Hrs. Emergency: 544-9443 x123

News from the Board...

The Board has decided to postpone additional siding repairs until next year. This will enable the HOA to build up the Reserves.

Pool Time!

The swimming pools are now open for the summer! Now is a good time to review the rules and regulations on pool use. Each homeowner has a copy and a copy is posted at the pools.

Please note especially that children under the age of 14 must be attended by an adult older than 18 and that no more than 4 children can be supervised by one adult.

Also, please remember that no smoking (*this includes E-Cigarettes*), alcohol or glass/ceramic is allowed in the pool area. And no more than 4 guests per residence and they must be accompanied by an adult resident. Please do NOT open the pool gate for anyone not part of your group. Fines will be levied if the pool rules are broken.

Pool Hours:

*Adult swimming (18 or older)
7:00 a.m. to 10:00 p.m.
*Youth swimming (under 18)
9:00 a.m. to 10:00 p.m.

Pool Rules Change

At the May Board meeting the Board proposed to adopt the following revision to the "Alcohol and Tobacco" rule under the Swimming Pool Regulations:

Absolutely no smoking of any kind (**including E-Cigarettes**) and the use of alcohol within the pool area is not allowed. Violators will be subject to an immediate fine, calculated at the rate of \$50 per person in the group. The fine will be

levied against the homeowner.

Homeowners can give their input regarding this policy revision at the June Board meeting. The Board will then vote on the final approval and the policy revision will take effect.

Landscaping in Front Common Area – Changes to Policy

At the May Board meeting, the Board proposed to adopt the following revisions to the section "Common Area Plants" under the Landscaping Policy:

Homeowners and/or their tenants may NOT make any changes and/or alterations of any kind in the Common area landscaping (any area that is not in your back patio).

Residents may no longer modify landscaping in the Common area of their immediate property.

The Board has decided to adopt this new policy to regain overall uniformity and consistency within the complex which will also help save water and increase property values. These areas are Common area and therefore the responsibility of the Association.

Homeowners can give their input regarding this policy change at the June Board meeting. The Board will then vote on the final approval and the new policy will take effect.



Spring Cleaning!

This time of year is a great time to do some spring cleaning. Did you know that you can have the garbage company haul away 3 large items for free? Redwood Empire Disposal (www.unicycler.com) offers free pick up 4 times a year of large items that will not fit in a trash bin. They will even take and properly dispose of appliances. For more information, please call 586-1478.

Help Conserve Water!

Please do your part to help conserve water. Here are some tips for home water conservation:

***Check faucets and pipes for leaks**

A small drip can waste 20 gallons of water per day. Larger leaks can waste hundreds of gallons.

***Check your toilets for leaks**

Put a little food coloring in your toilet tank. If, without flushing, the color begins to appear in the bowl within 30 minutes, you have a leak that should be repaired immediately.

***Install water-saving shower heads and low-flow faucet aerators.** And consider buying "low flush" toilets, which use 1 to 2 gallons per flush instead of the usual 3 to 5 gallons.

***Take shorter showers**

***Turn off the water after you wet your toothbrush**

***Use your dishwasher and clothes washer for only full loads**

***Minimize use of kitchen sink garbage disposal units**

***When washing dishes by hand, don't leave the water running for rinsing**

Please remember that water costs are more than 25% of our assessments. So the more water that we all save, the less likely we will have to raise our monthly assessments.

Given the current drought situation, the Board is requesting that residents not wash their vehicles in the complex.

We want to hear from you! If you have other water saving ideas, please contact Focus.

Water Leaks

Please report any leaks – in the lawn, street, or building to Management immediately.



Our Four Legged Friends...

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 or need to report an incessant dog barking issue, call Animal Control at 565-7100.

Also, please remember to always carry a bag and pick up after your dog. Please report to Management if you see someone violating these rules.



Reminder...

Garbage cans should be placed for pick up **no earlier** than Monday evening and should be put away by Tuesday night. Failure to comply will result in fines. Please store your bins in your garage or back patio, NOT in the Common area.

Please do not place garbage bins in the sidewalk cuts as this interferes with wheelchair access.

PARKING RULES REMINDERS

Visitor parking is for visitors; HOWEVER, you and your visitors need to know that if they park on site for 10 days in any 30 day

period, their vehicle will be tagged (as they will be considered a resident).

Once a visitor's vehicle is tagged, they cannot park on site until the resident submits a request and the Board has reinstated the visitor status.

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, do not park in other resident's assigned numbered parking spaces.

Warning! Residents can tow vehicles that are parked in their assigned numbered parking spot.

Please do not park in red zones! Red zones are for emergency use only.

Cars should not be left idling without a person present.

No car repairs are allowed on Woodgate Glen property.

Air Conditioners - Policy Clarification

Whole house (part of your forced air furnace system) A/C units (with prior approval) and small portable units that remain in the house and vent through the open window (no equipment protruding from the window) are allowed. However, no window style A/C units are allowed under any circumstances. A/C units, as well as all other exterior changes (new windows, doors, screens, satellite dishes, etc.) need to be approved by the Architectural Committee. You can download an architectural request application at www.woodgateglen.com and forward to Management.