

# WOODGATE GLEN HOA

[www.woodgateglen.com](http://www.woodgateglen.com)



Board meetings are held on the 4th Monday of each month at 6:00 PM via Zoom.

Agendas are posted on the bulletin board by the pool and on our website:  
[www.woodgateglen.com](http://www.woodgateglen.com)

## Upcoming Meetings:

October 28, 2024  
November 25, 2024  
December – no meeting  
January 27, 2025  
February 23, 2025

## MANAGEMENT

Focus Real Estate  
3936 Mayette Ave.  
Santa Rosa, CA 95405  
707-544-9443 x107  
Fax: 707-544-5418  
Emergencies only:  
707-544-9443 x123  
Property Mgr:  
Annie Donnelly  
[focusreannie@sbcglobal.net](mailto:focusreannie@sbcglobal.net)

## Happy Autumn!



### ROOFING

Phase I of the Woodgate Glen roofing project will be getting underway in November, weather permitting, and pick up again in spring of 2025. The first phase will focus on units at the south end of Gate Way as well as selected other units with over-worn shingles. Notices have gone out by mail and more notice will be provided once the dates are set.

### HOLIDAY DECORATIONS

The leaves are already turning and our festive community is gearing up for Halloween. Dates for decorations are 10/15-11/5 (Halloween) and the day after Thanksgiving through January 10 for winter holidays. Our [online regs](#) have details on how/where decorations may be attached to units.

### DON'T GET TOWED!

Anyone parking without authorization in an owner's space or a reserved space may be towed immediately, without warning. Please make sure your guests park only in allowed spaces.

### CARPORTS OR GARAGES?

Enclosed carports to be precise. Per a letter from Woodgate's attorneys in 2001, owners should make the following disclosures regarding Woodgate Glen carports when selling their property:

"It was noted that water drains into some of the 'garages'. Each homeowner knows whether their garage has this condition. The (Woodgate) project was originally designed

for carports. After the parking areas, including the carports, were graded and paved, the design was changed to enclosed carports which came to be known as garages. The original drainage was not changed when the carports were enclosed and so it was always envisioned that some of the 'garages' would have drainage water."

Residents should keep items stored in carports up off the ground if they are susceptible to water damage.

### **UPDATES TO CC&R'S**

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Believe it or not, it's been over 20 years since Woodgate's CC&R's (Covenants, Conditions, and Restrictions) were updated. This document contains the legally binding agreements that each of us agreed to when we purchased our Woodgate homes. The Board will be reviewing this 50+ page document with our attorney this fall to determine required and recommended updates. Following this work, the homeowners will be called to vote the revised document into effect. Please be sure to vote! A failure to obtain enough votes will result in the Board having to go to court for a judicial ruling, which drives up HOA costs.

### **NON-SMOKING ORDINANCE**

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Woodgate is a non-smoking community by city ordinance. We receive many complaints from residents about people smoking tobacco and cannabis in patios or in the common areas, Please be considerate to your neighbors and our community.

### **TIME TO TRIM BACK PATIO PLANTS**

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As we move into autumn, it's a good time to trim back your patio plants. Patio plants can extend no higher than two feet above the fence line. Small trees in containers may extend to the second story eve (top of first story).

### **AUTUMN LEAVES AND LANDSCAPING COMMITTEE**

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We sometimes hear complaints about leaves falling or being blown into patios or garages. Woodgate is a heavily landscaped complex. There is more debris than our landscapers can keep up with, though they make their best effort. The Board has communicated with landscaping management about not blowing debris into yards and garages, though sometimes it's unavoidable. If you'd like to be more involved, the Landscaping Committee is looking for new members. Please contact management for more information.

### **CHIMNEYS & DRYER VENTS**

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Please remember that homeowners are responsible for maintaining all interiors and this includes chimney and dryer vent cleaning. These items can become fire hazards if not maintained properly and should be cleaned and inspected annually. This is a great time to take care of this maintenance before cold weather sets in.

### **POOL CLOSING**

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We hope everyone enjoyed the pools this year. The last day for swimming this year is October 30, 2024.

## **DOGS ON LEASH ONLY and NO EXCESSIVE BARKING**

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We've had a couple of unfortunate incidents with unleashed dogs over the past weeks. All dogs, no matter how well-trained, must be on leash at all times when in the common areas.

We've also received several complaints from residents about ongoing barking. Excessive barking is prohibited by Woodgate's rules. Please be considerate to both neighbors and your pet and ensure pets are managed effectively and not left alone if they bark.

## **GAS & WATER SHUT OFF VALVES**

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Each unit should have a gas and a water shut off valve and residents should know where they are located in case of emergency. These valves are the owners' responsibility.

## **CONTACT INFORMATION - E-MAIL NOTIFICATION/SIGN UP**

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These days, email communication is a fast, convenient and cost-effective way for Management to communicate with owners. While we will continue to offer paper notices as needed, the more people we have signed up for email notices, the better for our budget and general efficiency. Email communication includes notices for upcoming repairs and maintenance, meeting announcements, and newsletters. Sign up forms are available on the [website home page](#) or contact Management, above.

**At the very least, Management must have homeowner phone numbers on file for emergency communication.** We recently had an urgent situation come up and couldn't contact the owner as the phone number was out of date. Homeowners – please make sure Management has your current contact information, both phone and ideally email, even if you don't choose to receive your HOA documents by email. Send contact information to [focusreannie@sbcglobal.net](mailto:focusreannie@sbcglobal.net)

## **ARCHITECTURAL ALTERATIONS**

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Please remember that all exterior alterations must be approved by the Board before they are made. This includes ring cameras/doorbells, exterior lights, windows, screen doors, etc. Visit the [HOA website](#) for more information or contact Management for information.

## **NOTE FROM NEIGHBORHOOD WATCH**

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Woodgate Glen is private property. If you encounter suspicious or illegal activity or vagrants (people sleeping in cars, behind bushes, etc.) on the property, please try to get pictures or videos, if that can be done safely. Call the police (707-528-5222) and send the information to the Neighborhood Watch committee at [woodgateglenhoa@gmail.com](mailto:woodgateglenhoa@gmail.com). Together we can help keep our community safe.

## **TENANT CONDUCT**

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Owners are responsible for informing tenants of HOA rules and ensuring the tenants abide by them. The *Woodgate Glen Rules & Regulations* and *CC&R's* are both available online. We also have a handout - *New Resident Information* and there is a *Forms & Guidelines* page, too. If you're a landlord, please make these resources and expectations known to your tenants.