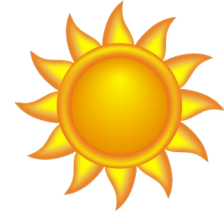


WOODGATE GLEN HOA

www.woodgateglen.com



HAPPY SUMMER!



CC&R UPDATES – VOTES STILL NEEDED

Woodgate is in the process of updating its governing documents. This requires a vote and we almost have enough ballots in to start counting! Management has sent replacement ballots to the homeowners who hadn't responded yet – PLEASE send them in even though the date has passed, so we can move forward with these important updates.

If you sent your CC&R ballot in with your Board Member ballot, we can't count it, but we still need it! Please contact Annie at Focus to receive a replacement ballot.

BOARD ELECTION RESULTS

Thank you to all homeowners who voted in the election. Ballots were counted at the May Board meeting. Votes were as follows: Adriana Call, 57 votes; Taelor Fair, 40 votes; and Brent Swinth, 30 votes. The Board also voted and passed IRS Resolution 70-604, our annual tax planning tool. Current Board member are:

- President: Brandii Magilulo
- Vice President: Taelor Fair
- Secretary: Renay Hinch
- Treasurer: Adriana Call
- At- Large: Kathy Nixon

LAWN REMOVAL/REPLACEMENT

Due to State bill AB1572, HOA's must cease watering decorative lawns with potable water, or face fines beginning in 2029. The Board will be looking into qualifying lawns with the City and then working with the landscapers as needed. Residents who wish to have input or learn more should attend Board meetings or contact Management.

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.

Website:

www.woodgateglen.com

Upcoming Meetings:

August 23, 2026

September 27, 2026

October 26, 2026

November 23, 2026

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 Manager:

Annie Donnelly

[@focusreannie](mailto:focusreannie)

@sbcglobal.net

PLANTS AND TREES IN PATIOS

Residents may garden or grow plants inside their patio. Just know that plants cannot extend more than two feet above the top of the fence except that trees may extend to the first story eave line. Residents may not make changes in the common area landscaping (any area outside their patio). This includes placing items such as potted plants on the front steps or porch.



DOGS ON LEASH, PLEASE



Even if your dog is the nicest dog in the world, it must be on leash in the common area. This is not only a rule at Woodgate, it is common courtesy for the people you encounter when walking your pet.

RODENT PREVENTION

As you may know, Woodgate has an ongoing rodent problem. Our contractor uses bait boxes with toxic bait. Both box and bait are highly regulated and comply with CA requirements. So far we have not heard of any problems with Woodgate pets, however, we wanted to make residents aware. The Board is seeking alternatives to toxic bait at this time. Also, please refrain from leaving pet food outside of your unit for any reason. Pet shelters will accept unneeded pet food.

NO SMOKING COMMUNITY

Woodgate is a non-smoking community, per Sonoma County smoking regulations. There is no smoking of any kind permitted in or within 25 feet of the common areas. This includes the fire road, patios, the pool area, streets, sidewalks and lawns. Please be considerate to your neighbors and our community.



AIR CONDITIONERS

As a reminder, window-mounted air conditioners are not permitted at Woodgate. Please see our website for information about allowable air conditioners, on the Rules & Regulations page.

COBWEB SWEEPING

Help keep our complex looking sharp by sweeping the cobwebs off of your unit regularly. Remember the front of your unit, too, if you're like most residents and mainly use the rear door. Removing cobwebs also helps deter spiders and other pests.

PARKING CONSIDERATIONS

Parking continues to be one of our most frequent HOA violations, usually due to residents parking in visitor parking. Visitor spaces are reserved for guests only. The Board has voted to move some visitor spots in order to consolidate visitor parking in some areas. Please be aware that some previously designated visitor spots will be reassigned to Reserved Parking Permit holders. Be sure your guests are parking only in spots clearly marked as visitor.