WOODGATE GLEN HOA

www.woodgateglen.com



Happy Autumn!



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:
October 26, 2026
November 23, 2026
December – no meeting
January 25, 2027
February 22, 2027
March 22, 2027

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
@sbcglobal.net

SMOKE ALARM REMINDER

California mandates placement of working smoke detectors inside every bedroom, outside each sleeping area in the hallway, and on every story of the dwelling (including basements). Please make sure your unit has required detectors in place.

GOVERNING DOCUMENTS VOTE RESULTS

The proposed governing documents update did not pass, failing to earn a majority of voting membership. This is partly due to the fact that only 55% of ownership voted and about 15% of those votes were against.

- Articles: 102 “for” votes; 19 “against” votes
- Bylaws: 101 “for” votes; “20” against votes
- CC&Rs: 98 “for” votes; 23 “against” votes

The Board will evaluate the best way to move forward with needed updates to the HOA’s governing documents.

OWNER INSURANCE RESPONSIBILITIES

Although the Association carries a master policy for the structures and Common Area, the deductible is $50,000. It is the responsibility of each owner to obtain and pay for their own HO-6 insurance policy for coverage to that limit. The HO-6 policy will normally cover the individual unit owner’s improvements, personal property, loss of use/rents, and personal liability. Please contact your agent to make sure you have the appropriate insurance.

If you have a renter, we strongly recommend you require they carry renters insurance.

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. This is not a service for which the HOA contracts so any help from residents is appreciated.

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. If you smoke, you must do so outside of Woodgate Glen.

Help Prevent Overflow!

Thanks to our dog owners who faithfully use our dog waste cans. You can help prevent overflows by using the dog waste cans for dog waste only, not trash.



HOLIDAY DÉCOR

Woodgate is traditionally a highly decorated community and we welcome all celebrants. Please remember that Halloween lighting and decor is permitted from October 15 – November 5. Christmas and other winter celebration décor is permitted from the day after Thanksgiving through January 10. Nails are not permitted in unit siding. Additional information re outdoor light hanging can be found on the Woodgate website under Rules & Regulations. Please keep your Halloween decorations PG to avoid frightening younger children.

CONTACT INFORMATION - E-MAIL NOTIFICATION/SIGN UP

Go paperless and sign up for email communication! You'll be notified of upcoming repairs, maintenance, meetings and newsletters. Contact Management, above, to sign up.

NEW HOMEOWNERS AND RESIDENTS

If you are new to Woodgate, please check out our website: **www.woodgateglen.com**. You'll find a handout - New Resident Information and we have a Forms & Guidelines page, too. If you're a landlord, please make these resources available to your tenants.

ARCHITECTURAL ALTERATIONS

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 website for more information or contact Management for information.

CHIMNEYS & DRYER VENTS

Homeowners are responsible chimney and dryer vent cleaning. These items can become fire hazards if not maintained properly and should be cleaned and inspected annually. Fall is a great time to take care of this maintenance, before cooler weather sets in.