

WoodBridge Ranch Newsletter

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April 2014

Thank You Mark

As announced last year, Judy Cornell and Debi Jordan decided to step down after years of heading up WBR Activities. The only person to step up and volunteer was **Mark Sawyer**. Mark jumped in just in the nick of time and scheduled the Horse & Carriage Rides which have become a holiday season tradition. He has also begun working on our 4th of July Picnic reserving the caterer, DJ and Anytime Bouncers.

Come on folks there has got to be a few of you that can join in and assist Mark with the picnic. We're not talking about days and days of involvement. He needs some volunteers that will record which residents call or email in their RSVP so we have a good headcount for the caterer. Then on the day of the picnic help set up the shade pop ups for the caterer, insure the picnic area is clean and man the check-in desk to give meal tickets to those who sent in an RSVP.

How about a group of you (e.g. next door neighbors, resident golfing buddies or a Bunco Group) volunteer together. We have a lot of residents that enjoy and come to the picnic and share fireworks that evening. It is time to pay back a little of your time for all the years you have enjoyed this event. Contact Mark at 989-4784

WBR Youth Fund Raisers

The Youth Fund Raiser badges have proven to work well. First, residents know that the youth at their door is a resident. Secondly, the kids tell their friends that you have to have a WBR badge to solicit in my neighborhood. This in turn reduces the number of youth soliciting in WBR and it reserves the opportunity for the youngsters who live here to make the sales.



Above, Nicole Bersinger, the first to apply for a WBR badge, out selling Girl Scout cookies

In case you missed it following is the article that ran in the last newsletter regarding the badge policy and how to get one.

WBR is posted "No Soliciting". This policy was adopted for several reasons, but primarily for safety. There are times when individuals pretended to be soliciting but are really scoping out the neighborhood checking to see who isn't home for possible

breaking and entering. Occasionally there are solicitors that run some sort of a scam and lastly it was to eliminate unwanted interruptions to our residents.

There was one downside, some residents turned away WBR youth who were raising funds for worthwhile causes. The Board felt that WBR youth should not be precluded from soliciting and it should be up to each resident contacted whether or not to support the WBR youths cause.

Accordingly, the Board established a procedure where parents can submit a form (available on our website) and a Solicitation Pass will be issued to the youth and they will display it when they go door-to-door. The pass will be for a specific fundraising activity and will have an expiration date. This way you will know if the child belongs to a WBR resident.



Another Progressive Dinner is Coming !

Watch for a WBR Social Email announcing it is time to RSVP to our 5th Progressive Dinner which

will be held on Saturday, May 24th. Last October twenty (20) couples participated in our 4th progressive dinner. Several couples that participated in previous dinners sent in regrets because they had a scheduling conflict or there would have been even greater participation.

Be sure to sign up promptly to insure you can participate. To make the evening work we have to have multiples of 4 couples. (e.g. 20 couples, 24 couples, 28 couples, etc.) So it is possible that those signing up at the last minute may not round out to a multiple of four and will be on a standby list.

Since those who participate are only one of four couples at each course and there is a different group at each stop, everyone has an opportunity to get to know some of their neighbors beyond just a wave or a hello as you pass in the park.

For those who have not participated in a progressive dinner this is how the evening unfolds:

- 6:00 – 6:50 Appetizers
- 7:00 – 7:50 Soup / Salad
- 8:00 – 8:50 Entrée
- 9:00 – 9:50 Dessert

Progressive dinners are designed to maximize mingling with a different group of residents at each course. Each participant will host three other couples for one of the four courses. Adult beverages will be served.

We have several singles in WBR and you're invited to participate. Upon request (when possible) a single can co-host with another single participant.

Holiday Decorations

Thanks to the many residents that did an outstanding job of decorating their front yards with lights and other decorations. There were some truly outstanding displays.

One resident emailed me inquiring why there weren't any ribbons placed in the front yards of the winners. I called Mark Sawyer and he explained that surprisingly, no one turned in votes so he had nothing to go on. Remember, this was to be a public judging by the residents of WBR, not by the coordinator.

Those of you that went the extra mile in decorating know that you put forth a great display. Take pride in knowing you were among the best.

Amna Lane Closing

Over 12 years ago a developer who owned the property between WBR and Wachtel planned to subdivide the property and extend Indian Knoll to Wachtel as a public street. **Javed Siddiqui**, a homeowner and member of the WBR Board, worked out a deal to purchase the undeveloped property and submitted a plan to the County to develop the lots with a cull-de-sac instead of connecting to Indian Knoll. Sacramento County turned down the plan stating the street must connect to WBR. They also wouldn't allow a fire gate similar to Hickory citing the master plan under which WBR was developed and the ability to provide faster access in emergencies as the primary reasons. Javed worked with the County and was able to develop the street as a private road, hopeful that would result in minimal use.

While Amna Lane was posted as a private street shortly after it was finished we started experiencing increased vehicle traffic cutting through the development, almost all of them significantly over the 25mph speed limit. This was followed by the dumping of rubbish, tree trimmings, used tires and an increase in vandalism and thefts. The additional non-resident traffic represents a safety concern since we have winding streets without sidewalks where residents (adults and children) walk, run and bike. Understandably, residents complained asking why the Wachtel access couldn't be closed to outsiders like Hickory.

The properties on Amna Lane belong to the Siddiqui family. Javed has been a long time and valuable member of the Board. Over the years Javed built a file of incidents occurring in WBR attributed to the opening of Amna Lane to Wachtel. Periodically he has met with Sacramento County officials regarding the ongoing incidents of speeders, thefts and vandalism. Recently, the County recognized the fact that allowing access to WBR from Wachtel has created a real problem for our residents and informed Javed that they would consider allowing him to gate Amna Lane at Wachtel if certain gate specifications were met.

Javed met with his family and together they decided they would build a gate meeting the County's specifications at significant personal expense. So for the good of the WBR community, Amna Lane will soon be gated. Amna Lane is a private road, the Siddiqui family pays for all the maintenance to the road and the gate. When the gate is installed WBR residents will no longer be able to enter and exit WBR using Amna Lane. However, it is for the benefit of the WBR community as a whole that it will

be closed to traffic. Our thanks go to the Siddiqui family for making our community a safer place to live.

Important Notice! New Update

In the October issue it was announced that the 2014 update to the Davis-Sterling Act requires homeowner associations to publish the name and address of the person designated to receive official communications to the association.

We included this information in the mailing with the annual budget and designated our property manager, Garret Satfield at Kocal Management to be the official designee.

Upon further review, the Act does not state that an association cannot receive material at an alternate address nor does it state that residents must send all communications to a single address.

The Board was concerned that putting Kocal in the middle of receiving the Architectural Control Committee (ACC) forms and any of the required supporting materials (blue prints, roofing samples, paint samples, etc.) would make the submission process difficult and create additional expense for the homeowner. Plus Kocal announced that a \$20 handling fee had to be paid at the time of the submission.

The Board does not want to create any impediments to home owners that need to submit an ACC form to be in compliance with the CC&R's. Accordingly, we have published the addresses

of persons who are members of the Committee who can receive ACC submissions. Their names and addresses are located on our website, www.woodbridgeranch.org in the "Members Only" section under the heading "Contacts List / Committees".

Remember, any changes to the exterior of your property (e.g. new roof, paint, landscaping, fencing, etc.) must be submitted to the ACC for approval. The ACC Form is available on our website and must be approved prior to starting exterior projects.

The Drought and Landscaping

The Association has very specific rules on front yard landscaping and appearance. One of them being "*Lawns are to be kept healthy, green and growing.*"

Because of the drought we all must comply with the conservation mandates of our water districts. Accordingly, the Landscape Rules will be relaxed to the extent necessary to be in compliance on water conservation. Yards will still need to be maintained including removal of dead plants and any weeds kept under control.

Cell Phones

A couple weeks ago there was an incident where it was necessary to contact a resident by cell phone since they were not home. Unfortunately, we didn't have their cell phone numbers in our master file. This is just a reminder if you haven't already done so to send your cell phone

number(s) to either Judy Cornell or Art Hawkins so we can contact you in the event of an emergency.

In the past we have needed to contact residents while they were at work, away for the day or on vacation for such issues as a mid-day break-in, broken water pipe, burglar alarm set off, sprinklers stuck on, front door kicked in and dog found running loose in the neighborhood. You never know when we might need to contact you regarding your home.

The master contact list is only shared with members of the Board, Neighborhood Watch, Kocal and Capital Private Patrol, our security service. Presently we have cell phone numbers for 126 households out of 237.

Tired of getting solicitation calls?

Despite being on the "Do Not Call" list we have been receiving an ever increasing number of computer generated (robotic) cold calls. These are mostly 800 and political calls. The political calls are exempt of the *No Call List* but are still not a welcome interruption. We have caller ID so while we don't answer these calls they will ring until our answering machine comes on and then they hang up.

In December a resident told me about www.NoMoRobo.com. The name stands for No More Robotic (computer generated) calls, a free service. I decided to give it a try and it works great. The phone rings once and if NoMoRobo senses a call is computer generated the call is terminated after only one ring.

WoodBridge Ranch
Homeowners Association
P.O. Box 1459
Folsom, CA 95763-1459

On File...			
<u>Board Members:</u>		<u>Architectural Committee:</u>	
Art Hawkins, President ahawk@gmail.com	725-3026	Bob Milano	240-7223
Jake Wagoner, VP. jakewagoner@gmail.com	729-1149	Mike Zumot	759-1217
Neil Cornell, Secretary Ncornell24@gmail.com	721-5755	Effective 1/1/14 all correspondence should be submitted to Kocal Management LLC, Attn: Garret Satfield PO Box 1459, Folsom, CA 95763-1459	
Don St.Clair, Treasurer invest@donstclair.com	600-0525	<u>Other Special Numbers:</u>	
Javed Siddiqui, Member at Large jsiddiqui@gmail.com	726-4294	Capital Private Patrol	916-447-8500
		PG&E 24-hr	800-743-5000
		SMUD 24-hr	800-456-7683
<u>County of Sacramento</u>		<u>County of Placer</u>	
Sheriff's Department	874-5115	Sheriff's Department	530-886-5375
Nuisances and animals	875-5656	Animal Control	916-774-5090
Roads	875-5171	Lighting	530-886-5375
Sewer overflows	875-6730	Roads	916-774-5090
Lake Park Reservations: Liz Swithenbank		521-1178	

916-870-1
800-743-5
800-456-7