
WoodBridge Ranch Newsletter

Editor: Art Hawkins 725-3026 – aohawk@gmail.com

August 2016

WBR Picnic

The WBR Annual Picnic will be held on Saturday, October 1, from 3:00 to dark. This year's picnic is going to be an *epicurean delight*. Instead of hiring a catering service to serve hamburgers and hot dogs, the “**Chefs of WoodBridge**” are going to roast a whole pig plus BBQ Tri-tip and Chicken. Add to that a salad bar, bread and watermelon, it will be a feast.

Since the “**Chefs**” are taking over the cooking duties they will need some volunteers to help throughout the day! If you like to BBQ or can help cut some meat, they could use your help! They will also need *several supervisors* to drink a beer and make sure the Pig gets charcoal during the day!! Additionally there is a need for a few servers and adults to manage some games for the kids.

By volunteering you have an opportunity to get to know some neighbors a little better and help make this a real community picnic. Please let **Mark Sawyer** know if you can help! Email him at wbrActivities@gmail.com

Chili Cook Off

Do you have a great chili recipe? Then here's your chance to participate in the **First Annual WBR Chili Cook Off** being held at this year's Annual Picnic.

Besides bragging rights for one whole year and your name on a perpetual trophy, there are cash prizes for the top 3 vote getters (\$25, \$15 and \$10).

Residents that would like to participate will compete at 4 PM in Lake Park. All residents attending will get to taste the Chili and vote for their favorite!

If you are interested in competing, please contact Mark at wbrActivities@gmail.com for rules and guidelines. Contestants will need to make about 10 quarts of Chili to allow for a 2 oz. taste for each resident!

Introduction to Pickle Ball

There are over 300 residents at Sun City Lincoln Hills who regularly play Pickle Ball. Their HOA has had to convert several tennis courts to Pickle Ball courts to accommodate the high demand for Pickle Ball court time. The Lake Park tennis court has been lined out for Pickle Ball but very few know how to play the game or have the paddles. Here is your chance to try the game without investing in equipment.

On Saturday evening, September 10th, **Art Hawkins** will be conducting an introduction to the sport. He will go over the rules and let you give it a try using their paddles and balls. Then you

can decide if you want to get your own paddles and start playing.

If there is a large signup he will break the evening into multiple sessions so that you aren't standing around waiting for a turn. Please RSVP if you would like a spot by calling 725-3026 or by email to aohawk@gmail.com.

Driveway Social

The 8th annual WBR Driveway Social was a huge success. Approximately 80 residents gathered on the lawn adjacent to **John & Tricia Steitz'** driveway for the initial round of appetizers and choice of beverages. For the first time the weather cooperated making it very comfortable from the outset. The second stop was at **Jean Dean's** driveway co-hosted by **Mel & Corrine Hardman**. As usual, there was more food and beverages available than could be consumed but everyone did their best. Then it was off to **Nathan & Tamara Barker's** spectacular backyard for dessert. And was there ever a huge selection to choose from. Everything from a “donut wall” to milk & cookies to cheese cake, to s'mores and more, plus drinks galore. Thanks to our seven hosts and to **Jon Bird** for organizing.

Rabid Skunk

A few weeks ago a resident on the Orangevale side saw a skunk staggering and walking around in

circles in their backyard. She inquired what to do and was informed that a skunk acting like that plus being out during the day was most likely rabid and extremely dangerous should it bite anyone or a pet. She contacted Sacramento County's Animal Control. The animal control officer arrived about an hour later, killed the sick skunk, bagged it and said they would test it for rabies.

Rabid skunks running around during the day are not very common. This is only the third incident in the past 36 years that the Editor is aware of. Should you encounter a skunk out during the day this is what needs to be done:

- Make sure all pets and children are out of the area.
- Call your County Animal Control. In Sacramento call 916-875-5656. In Placer County call 916-774-5090.
- Continue to watch the skunk, not letting it out of your sight until the officer arrives.

Yes, they will dispatch the critter but that is necessary because they most likely have rabies and are a very serious health risk to people and pets.

Revised Governing Documents Coming

WBR's attorneys have advised the Board it is necessary to update the Association's Bylaws and CC&R's to conform to the changes in California law that have been implemented during the past 15 years. The Davis Sterling Act, which is the law that governs all HOA's, is revised annually by the Legislature. So there are several changes required

to bring our governing documents into compliance. The Board is currently working with our attorneys and should be able to send out the revised documents in September or early October.

Every homeowner plays a part in this process. We need every homeowner to cast their ballot whether or not to approve the restated and revised documents when the ballots are sent out. It takes an absolute majority vote of the total number of homeowners to pass the revision. Put another way, 119 of the 237 homeowners must vote to approve the revision for it to pass.

In 2001, the last time the governing documents were revised to conform to California law, it took over six (6) months and several mailings before enough homeowners got around to submitting their ballots. These mailings are expensive; a regular first class letter to all homeowners cost the Association \$116 in just postage plus the labor charged by the management company to compose, print and assemble the correspondence. So a simple letter mailed to the entire membership can cost several hundred dollars.

A mailing that includes the 70 plus pages in the Bylaws and CC&Rs increases the cost of a single mailing to in excess of \$1,000. We do not want to have to increase next year's dues as a result of having to do multiple mailings to get enough owners to submit their ballot.

As an additional incentive, the Board has authorized a **\$50 VISA gift card** to be awarded by a drawing to a homeowner who submits their ballot on time. To be eligible for this drawing you

must submit your ballot on or before the deadline that will be stated in the cover memo accompanying your ballot. So do your part, vote early and have a chance to win a \$50.

Good Samaritan

The Smith's on Country Creek contacted the editor to let him know there is a very kind Good Samaritan who might be a WBR resident that they want to thank. The Smith's son had just returned from a very successful fishing trip in Alaska. He stopped by their home at midnight to drop off a case of frozen fish for them put in their freezer. But when he went to unload the case he discovered it had somehow fallen out of his truck somewhere between West Sacramento and WBR.

The Smith's went to bed very disappointed. Then around 12:30 am there was a knock on their door and when they checked someone had placed their case of fish on their doorstep. The Good Samaritan was gone so they couldn't convey their appreciation.

"With all of the theft and break-ins that we hear about, it is nice to share a story of compassion, honesty, and kindness. We are thankful that our address was clearly marked on the box by the processing crew in Sitka, thankful that the package was still frozen and intact, but we are most thankful to the wonderful person who took the time and the trouble to deliver the goods in the wee hours. You deserve a cape because you are my hero. (And no...this is not a fish tale.)

*With heartfelt appreciation,
The Smiths"*

WBR Annual Picnic

Saturday, October 1st

Check-in starting at 3:00 in Lake Park – stay until dark
Free to residents and family members living here.

Activities and music start at 3:00 pm

- Some new and exciting activities like Laser Tag,
- plus a bounce house, and
- games for the kids and those still kids at heart.

Appetizers: the First Annual Chili Cook-off and Voting 4:00 pm to 5:00 pm.

- Entry open to any resident, contact Mark Sawyer at wbrActivities@gmail.com
- Cash Prizes \$25, \$15 and \$10 plus a year of bragging rights and a trophy to the winner.
- Make 10 quarts of chili so every resident can get a 2 oz. taste and vote.
- Be sure to give your chili a memorable name like “Just Passing Through”.
- Winners announced at 6:30.

Dinner by the Chefs of WoodBridge Ranch will be served at 5:30 pm

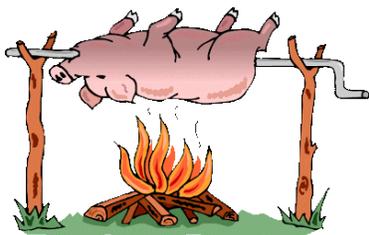
- We have some amazing cooks in WBR - they thought it's time for the neighbors to cook.
- No need to choose your entrée this year, the chefs are serving a mixed grill:
 - Roasting a whole pig in the park plus BBQ Tri-Tip and Chicken
- Salad Bar, bread and watermelon
- **Bring your own beverages plus a chair or blanket.**

Volunteers Needed throughout the day~!!!!

- Take a shift to add charcoal and watch the pig to be sure it is done on time.
- Be a server on the chow line
- Adults or young adults to manage some games for the kids
- Do Check-in, or help Set-up or Clean-up the park (You don't have to wash dishes)

Reservations are Required~!!!!

- Email Mark Sawyer at wbrActivities@gmail.com
 - Indicate the number of resident adults and children (16 or under)
- Non-resident guests are welcome: \$10.00 per adult, \$5.00 per child (16 or under),
 - **Guests must be paid in advance.**
- **Reservations must be received by or prior to Saturday, September 24th.**



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

On File...

Board Members:

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|---|----------|
| Art Hawkins, President aohawk@gmail.com | 725-3026 |
| Javed Siddiqui, VP. jsiddiqui@gmail.com | 726-4294 |
| Neil Cornell, Secretary Ncornell24@gmail.com | 721-5755 |
| Jake Wagoner, Treasurer jakewagoner@gmail.com | 729-1149 |
| John Steitz, Member at Large JSteitz@comcast.net | 960-7999 |

Architectural Committee:

| | |
|------------|----------|
| Bob Milano | 240-7223 |
| Mike Zumot | 759-1217 |

All correspondence should be submitted to Kocal Management LLC, Attn: Jane Frazee PO Box 1459, Folsom, CA 95763-1459

Other Special Numbers:

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| Capital Private Patrol | 916-447-8500 |
| PG&E 24-hr | 800-743-5000 |
| SMUD 24-hr | 888-456-7683 |

County of Sacramento

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|-----------------------|----------|
| Sheriff's Department | 874-5115 |
| Nuisances and animals | 875-5656 |
| Roads | 875-5171 |
| Sewer overflows | 875-6730 |

County of Placer

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|----------------------|--------------|
| Sheriff's Department | 530-886-5375 |
| Animal Control | 916-774-5090 |
| Lighting | 530-886-5375 |
| Roads | 916-774-5090 |