

WoodBridge Ranch Newsletter

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October 2016

Send in Your Ballot

The Davis Sterling Act contains the rules that govern how HOAs are to be run. The California Legislature enacts changes to the Act every year so periodically HOAs must update their Bylaws and CC&Rs to keep homeowners informed. Even if our documents have not been updated the Board must comply with all the changes on their effective date. Our last update was twelve years ago when it took **6 months and several follow up mailings to get enough residents to mail in their ballot to meet the quorum requirement.** Hoping not to spend extra money for printing and postage on follow up mailings we are doing a **drawing for two (2) \$50 gift cards.** To be eligible for the drawing you must send in your ballot by the deadline stated in the cover letter.

All but three (3) of the changes were the result of the California Legislature's annual updates (i.e. mandatory changes) and the attorneys rewording of existing clauses for clarity. The following three changes that the Board approved are a result of items brought before the Board or that have caused difficulties for residents, Kocal and/or the Board:

- Currently a boat may not be parked in a driveway for any period of time. Under the revised CC&Rs a boat can be in the driveway for up to 4

hours to clean it prior to or following use.

- Residents who have an out of town guest with a motor home may request a variance from Kocal which will allow the guest to park in their driveway for up to 14 days. Obtaining the variance will insure a violation letter isn't sent.
- Chickens will be permitted on lots to the extent that they are allowed under the applicable Sacramento or Placer County ordinance and provided they don't constitute a nuisance. In most cases it is best to have just hens since a rooster must be removed if a resident complains about the crowing per 4.14 Offensive Nuisances & Noise.

Please return your ballot before the due date so we don't have to do expensive follow up mailings plus you will be entered in the drawing for a \$50 gift card.



7th Annual Holiday Horse & Carriage Rides

Welcome all WoodBridge Ranch residents and guests for the Holiday Horse and Carriage Ride. The carriage rides will be on December 17th, from 5:00 PM to 8:00 PM at the Lake Park Parking Lot, weather permitting. Rides

departing every half hour will last approximately 20 minutes. This is on a first come, first serve basis and we expect this event to again be a sellout. You can make your reservation at any time starting now. Hot coca and cookies will be served. You are encouraged to bring family and friends. Please **RSVP to Mark Sawyer** via email at WBRactivities@gmail.com.

Rides are \$6.00 per person **payable in advance.** Payment is necessary to confirm your reservation. Checks payable to WoodBridge Ranch will not be cashed until December. Either mail them to Mark Sawyer, 7837 Lazy Trail Court, Orangevale or drop them off at his home.

Annual Picnic was a Huge Success

Mark Sawyer and **Joe Spagnoli** stirred up interest amongst several residents in doing the cooking for this year's Annual Picnic. They formed a committee that included their spouses; **Susan Andre** and **Julie Spagnoli**, along with **Randy & Karen Bickford**, **Joe & Shannon Bitson**, **Lloyd Gillespie**, **Matt Medina** and **Tricia Steitz**.

Chef Joe (shown next page) gets a lot of the credit for the success as he spent a great deal of time shopping, mixing, marinating, prepping and supervising. The pig & Tri-tip entrees were his recipes.



The committee hit it out of the park. For starters they picked the perfect day from a weather standpoint (it hailed the next day). Eighteen residents entered the Chili Cook-Off with cash prizes awarded to the top three (3) vote getters. Lloyd Gillespie (below) won first prize, Leo Andre second place and John Hightower third.



While the adults were visiting and tasting chili the kids played laser tag on the ballfield and the younger ones enjoyed the bounce house.



Resident volunteers (too many to list) arrived as early as 7:30 am to set up the park and start barbecuing the whole pig. Chef Joe oversaw the effort. Residents were treated to a BBQ feast of pork, tri-tip and/or chicken accompanied by salad, fruit and rolls. There were vegetarian options as well.

As the sun set the kids were given lighted laser swords, necklaces and rings. Creating an amazing array of colors as they played.

Attendance went from 160 last year to a record 241. Thanks to all the residents who volunteered.



New Year's Eve Progressive Dinner and Dance !

SAVE THE DATE for our third WoodBridge Ranch Progressive Dinner and New Year's Eve Party. We will all end up at the same dessert stop for a "sock hop" hosted by **Lloyd & Mary Lou Gillespie** in their basketball

gym. The New Year will be celebrated at 10:00 pm (Chicago's Central Time Zone.)

An email invite will be sent out towards the end of November to everyone who signed up to be in the WoodBridge Ranch Social Register.

If you are not in the register and would like to be invited to social events like progressive dinners and the Annual Driveway Social send an email to Jonathon Bird at WBRSocial@surewest.net.

Attendance will be capped at 48 participants so be sure to sign up promptly when the invitation is sent out. There will be a wait-list if more than 48 sign up.

For those who have not been to 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 – 10:15 Dessert plus dancing and celebrating the New Year.

Progressive dinners are designed to maximize conversations 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 encourage our many singles in WBR to participate and, upon request, can co-host with another single participant.

- In the meantime, if you have any questions you can contact **Karen Bickford** at 989-2620 or **Art Hawkins** at 725-3026. We will be happy to provide you with more details. WBR Social Activities are not a function of the Association or sanctioned by the Board.

Election Results

The Association re-elected the three incumbent Directors as follows: **Art Hawkins** (107 votes) **John Steitz** (109 votes) and **Jake Wagoner** (110 votes). Write in votes were received for **Carl Jewel** (1 vote) and Donald Trump (1 vote).

The “Carry Over Funds” passed **105 – 1**. When the Association votes to move the year’s surplus operating funds into the Reserves (which is what this ballot measure does) no Federal Income Taxes have to be paid on the surplus.

Following the Annual Meeting the Board held a General Meeting and elected officers for the next 12 months as follows:

Art Hawkins – *President*
 Javed Siddiqui – *Vice President*
 Jake Wagoner – *Treasurer*
 Neil Cornell – *Secretary*
 John Steitz – *Member at Large*

Financial Report

The Association continues to be in good financial condition.

As of September 30th:

- Cash in the Operating Account totaled \$65,272 and the Reserves Provision is funded at \$260,407.
- Delinquent Receivables total \$31,392. Ninety-nine percent (99%) of this balance resides with a collection agency.
- YTD Receipts of \$163,043 are \$5,603 over budget. The majority is from \$5,425 in fines billed to homeowners for non-compliance with the governing documents. The Board has a fiduciary responsibility to enforce the CC&Rs and rules for the benefit of all homeowners and only resorts to fines to gain

compliance when homeowners fail to comply.

- YTD Expenses are \$140,875 which is 12% less than budget.
- There have been only two dues increase in past 15 years. **Dues in 2017 will be reduced to \$198 per quarter** primarily due to this year’s expenses being less than budget. The “carry over funds”, which will not be taxed due to the ballot measure being approved, will be used to offset a portion of the required contribution to the Reserve Account resulting in the reduction of dues in 2017.

President’s Report

At the Annual Meeting, President **Art Hawkins** gave an overview of the support committees. He recognized and thanked the many volunteers that make WBR a special place to live.

The Architectural Control Committee is comprised of **Bob Milano**, chair, and **Neil Cornell**.

The Activities Committee headed by **Mark Sawyer**, as previously mentioned, coordinates the Horse and Carriage Holiday Rides and the Annual Picnic.

Lake Park Reservations are handled by **Liz Swithenbank**. Recently **Becky Wagoner** volunteered to be her backup. Their phone numbers appear on the back page of each newsletter.

Neil Cornell has served on the Board for 11 years and oversees all of the maintenance work performed by contractors in addition to doing a lot of the work himself saving the Association and therefore you the homeowners thousands of dollars each year.

During the past year the following residents volunteered to assist Neil on various projects or he snagged them when they weren’t expecting it, **Jake Wagoner**, **Bob Markley** and **John Steitz**.

Neil and Judy Cornell handle the bulk of the effort to keep the geese from taking up residence in Lake Park. They have significantly reduced the number in Lake Park for the past 6 years.

Judy Cornell chairs our Neighborhood Watch program assisted by **Art Hawkins** who sends out the majority of the eAlerts. We continue to increase the number of participants on the email alert list and now have 220 households plus 3 of 4 residents who are leasing. Only 15 homeowners are not aware of security issues that arise or about the lost and found items as they occur. This represents 94% participation.

All but 72 homeowners have provided at least one cell phone number to contact them in case of an emergency when they are not home, 70% participation. We have used cell phone numbers to contact residents when they are at work or on vacation and there is an incident involving their house, yard or a pet. Contact **Judy Cornell** or **Art Hawkins** to be added to the email list and/or provide a cell phone number.

Jonathon Bird is our Webmaster. Don’t forget to check out the Residents Only Section.

- Following the Board’s reports on various matters dealt with this past year there was a question and answer period regarding the Association.

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

On File...

Board Members:

Art Hawkins, President ahawk@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
All correspondence should be sent to The Management Trust, Attn: Jane Frazee PO Box 1459, Folsom, CA 95763-1459	

Other Special Numbers:

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

County of Sacramento

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

County of Placer

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

Lake Park Reservations:

Liz Swithenbank	521-1178 or
Becky Wagoner	729-1149