
WoodBridge Ranch Newsletter

Editor: Art Hawkins – aohawk@gmail.com

April 2017

Wet-Wet Winter

As of April 19th a WBR digital rain gage has recorded 43.03 inches of rain since October. This compares to an average of 21 inches recorded the previous 10 years. Last year the lake reached an all-time low level and this year it reached an all-time high. The lake was well over one foot above the normal level and flooded the walking path in two locations.

Neil Cornell tried to use the syphon pipe to drain off the lake's excess water. The pipe being over 36 years old and not having been used for over a decade would not start syphoning. So Neil dug out the overflow channel that runs under the covered bridge to drain the surplus off into Linda Creek. It took over a week to lower the level. Since the ground is so saturated every measurable storm that comes along results in the lake level rising up as much as a foot.

In December and January Neil must have had cabin fever. Despite the cold weather he spent several weeks building cobble walls on each side of the walking path where the overflow channel's pipe runs under the path. Besides being an aesthetic addition to the park, it insured that the non-stop rains didn't erode the path that is

effectively a bridge over the pipe. Below is a picture of Neil working on the second wall. Thank you Neil, for all you do and to **Bob Markley** who gave Neil a helping hand.



CC&R Violators

Apparently we have some new dog owners and/or some new residents that are not aware of **CC&R Paragraph 4.24(e) Owners Responsibility for Animals: *The owner of each household pet referred to in Section 4.24(a) shall be responsible for immediately removing and disposing of any waste introduced to any portion of the Development by such animal.***

If your dog does its business in a common area, street or on the property of a resident the waste must be removed by you. On a recent walk around the lake in Lake Park there were five (5) feces on the path and three (3) more were on the blacktop on Country Creek Drive. This is

unacceptable. Besides being unsanitary, we have adults and children that walk and ride in the development that have to avoid stepping in the waste.

The Association provides pet waste bags in the parks for your use at Association expense. The used bags may be deposited in the trash cans located in the park.

Additionally, produce bags used to bring fruits and vegetables home from the grocery store work very well for pet waste pick up and removal.

Do your part, be a good citizen and pick up after your pet.

Property Damage

In April we have had significant property damage done to three residences on Country Creek Drive. A driver went off the street onto the front yard of one residence taking out some pots, shrubs and lawn then drove out via the next door neighbor's yard destroying several shrubs.



This is a still image of the

accident taken from the resident's video surveillance system.

Just one week later another vehicle swerved clear across Country Creek Drive hitting a brick and stone mailbox fixture on the opposite side and toppled it. The impact damaged the car's front end based on broken parts left behind.

Both incidents were hit and run where the drivers didn't have the decency to stop and contact the owners of the residences.

These two incidents follow five (5) previous car vs. mailbox collisions on Country Creek Drive, two of which occurred within the last two years.

For your safety, walkers should walk facing oncoming traffic so if a car veers towards the edge of the road you have a chance to avoid being hit.

Video Surveillance

The picture in the previous article is a still image taken from the resident's video surveillance system. Unfortunately the recording didn't get a clear image of the license plate.

The resident contacted the CHP to report the incident. He learned that the CHP wouldn't cite the owner for hit and run even if he had a clear shot of the license plate unless there was a witness to identify the driver.

Had the video captured a clear image of the license plate the homeowner could track down the registered owner and have their insurance company pay for

the damage. Auto insurance binds the car, not who was driving it. So unless the car had been reported stolen the registered owner's auto liability insurance would pay the claim based on proof provided by the video.

Mail Theft

In March the back side of the USPS cluster mailbox on Petite Creek Court was broken into and delivered mail was taken. There have been several incidents like this that have occurred in Roseville recently. There have been at least three other cluster mailbox thefts in WBR in prior years.

The thieves are primarily looking for checks and credit card statements used to steal money and perpetrate identity theft. This activity picks up each year during the tax season when tax payers are getting tax refund checks.

There are two ways to reduce your exposure. (1) Receive bank and credit card statements online. (2) Have tax refunds electronically deposited into your bank account.

Protecting Our Common Areas

Now that the days are longer and the weather is nicer a lot of non-residents are coming to Lake Park each day. Many of the ones who come to fish use Google Maps or Google Earth to locate nearby ponds.

Since Capital Private Patrol is not paid to continuously patrol

the park we have resident Neighborhood Watch volunteers assisting in keeping non-residents out of our private parks.

If you are approached and requested to provide information to validate you are a resident by Capital Private Patrol (possibly with a trainee) or a Neighborhood Watch volunteer, please be **courteous and cooperate**. These volunteers are doing you a service by protecting your dues paid facilities from overuse and abuse. When non-residents use our parks we find cigarette butts, empty beer/soda cans, used fishing line and other trash littering our parks.

Being able to fish in Lake Park is enjoyable recreation for our youth and adults. Allowing an influx of non-residents would significantly decrease the quality of fishing for our residents. Guests are allowed provided you accompany them. Instead of complaining if you are approached by a volunteer or a CPP officer, thank them for helping protect the facilities you pay for with your WBR dues.

Reserving Lake Park

The picnic area, ball park, volley ball court, tennis – Pickleball-basketball court and horse shoe pit can be reserved by residents to hold a party.

Reserving the park is the simple process of contacting **Liz Swithenbank** or in her absence, **Becky Wagoner** and request the date and time you would like exclusive use. Their contact information appears in the "On File" section on page 4

of every newsletter. Write it down for future reference.

Thank you Liz and Becky for volunteering to help residents use our wonderful facilities.

The park was reserved by residents 21 times in 2016. So far in 2017 the park has been reserved five times and there are two more dates reserved in June.

Weeds & Trees

We have received the rain California sorely needed but that is creating significant maintenance issues for all of us. Weeds are cropping up everywhere. Per the CC&R's / Landscape Rules, weeds over 6 inches must be removed completely, not just hit with Roundup. So the best bet is to start attacking the weeds as soon as they pop up.

For those of you who are new to WBR and to maintaining a large lot, the easiest way to a minimize weeds in your yard is to apply granulated pre-emergent in the spring and fall. This significantly reduces the number of seeds that will germinate. Then a biweekly application of Roundup on the few that do sprout kills them while they are small enough they don't need to be removed.

Any lot that is undeveloped or has an undeveloped portion must be mowed by **May 15th** (weather permitting) to mitigate the chances of fire. This protects neighboring houses and fences as well as any native trees on the property.

Another victim of the very wet winter has been trees in the common areas and residences. In just the first three months of this year the HOA expended over \$3,900 to remove downed trees in the common area. Over the Easter weekend 4 more oak trees toppled over and will cost an estimated \$4,000 to remove.

With all the abundant rain and the upcoming warm weather plants will put on a lot of growth. California State Law requires that vegetation on corner lots for an area 25 feet from the corner be kept below 30 inches in height so that a driver's visibility is not restricted.

Website

We have several new residents in WBR that may not be aware of all the information we have made available on our website: www.woodbridgeranch.org.

The information available includes our Governing Documents, Association Forms, a listing of Homes for Sale and History of Homes Sold going all the way back to 2002 and a Residents Only section.

The Residents Only Section includes the following info: a Residents to Residents section where members can advertise their business and our youth can advertise their services such as baby sitting, pet walking, etc. (Remember, these ads must be updated annually), Contact Information for Association Service Providers and the Board, past issues of the Newsletter, the Lake Park

Reservation Procedure and the WBR Collection Policy.

The "Residents Only" section is password protected. If you don't have the password, you can obtain one by sending an email to Jonathan Bird at jcbird@surewest.net. He is our webmaster.

LED Lighting

In 2013 the Board approved replacing the halogen lights at the Hazel Avenue entrance with LED fixtures at a cost of \$1,703. During the previous three years the Association had paid an average of \$1,455 per year for electricity and bulb replacement.

The LED fixtures were installed in March 2013. Since that time the average annual operating cost of the entrance lights has dropped to \$637 yielding an estimated savings of \$818 per year. Put another way the Association recovered its investment in the LED fixtures in just 25 months and the savings continue year after year.

Governing Documents

In December homeowners approved the revision of the CC&Rs and the Bylaws. Our attorney has sent the revised documents to Sacramento County and Placer County to be recorded. It seems the Counties are slow doing this process. As soon as the documents have been recorded copies will be sent to each homeowner and a copy will be posted on our website.

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

<u>Board Members:</u>		<u>Architectural Committee:</u>	
Art Hawkins, President ahawk@gmail.com	725-3026	Bob Milano	240-7223
Javed Siddiqui, VP. jsiddiqui@gmail.com	726-4294	All correspondence should be sent to The Management Trust, Attn: Jane Frazee PO Box 1459, Folsom, CA 95763-1459	
Neil Cornell, Secretary Ncornell24@gmail.com	721-5755	<u>Other Special Numbers:</u>	
Jake Wagoner, Treasurer jakewagoner@gmail.com	729-1149	Capital Private Patrol	916-447-8500
John Steitz, Member at Large JSteitz@comcast.net	960-7999	PG&E 24-hr	800-743-5000
<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 or
		Becky Wagoner	729-1149