

WoodBridge Ranch Newsletter

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June 2017

Non-compliant Homeowners

Many homeowners have contacted members of the Board concerned about the state of the landscape maintenance of certain properties which are not in compliance with the governing documents. First and foremost, if you see it the Board definitely sees it and action has been taken. They live here too.

The Board does not want to be, nor is it, the community watch dog. The Association hires a property management firm, The Management Trust (TMT) (formerly Kocal), to handle the administrative functions as well as monitor compliance with the governing documents.

TMT assigns a property manager to each account. Jane Frazee, our Property Manager, tours the development calling homeowner attention to issues needing to be addressed. It is intended for a homeowner to be made aware of issues while they are small and easily remedied. Only when an issue goes unresolved does the Board get involved and calls the homeowner in for a hearing. Hearings are the last thing the Board wants to be involved in but unfortunately that does come into play occasionally.

The **Davis Sterling Act** (California's Law governing HOAs) dictates the procedures to

be followed for each step in the process of gaining compliance.

While the Board may not disclose what it is doing with regard to any specific homeowner, suffice it to say that the Board can do any of the following: administer fines, lien the property, involve an attorney and seek judicial intervention on non-compliance issues all the way up to a foreclosure if dues are not paid.

Unfortunately when a homeowner is not responsive to an issue things can't always get remedied in a timely manner due to the mandated steps that must be followed and external factors.

The Board extends its appreciation to the vast majority of homeowners that keep their properties well maintained and attractive, which benefits all of our property values.

Canada Geese invade Lake Park

Anyone who has taken a walk in Lake Park is aware that the Canada Geese have taken a toll on the cleanliness of the park. Goose poop is everywhere. No nests were found around the lake this year. However, geese were seen walking their goslings down Country Park and Country Creek from wherever their nests were located when the goslings were old enough to make the trek to the lake. A total of 39 geese were

counted this year 8 adults and 31 goslings. We are stuck with them until the adults regrow their flight feathers after molting and teach their young how to fly.

Then, if this year's 31 goslings return to their parents' nesting area next year with a mate we could have well over 100 geese in the park next year.

A single Canada goose in one (1) day can*:

- eat up to 3 pounds of grass,
- damage 5 sq. feet of turf, and
- produce over 1 pound of feces.

*Source City of Pickering, CA.

When a large population of geese inhabits an urban park, grass can become damaged by trampling and consumption. Additionally, feces pose health concerns to park users and their pets.

Share Fireworks on the 4th of July

There is a tradition of WBR families sharing fireworks on the ball field at Lake Park. So join the fun and come to Lake Park at dusk next Tuesday. Everyone is welcome to join the celebration and watch the show.

Introduction to Pickle Ball

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 Friday evening, July 28th, **Art Hawkins** will be conducting an introduction to the sport starting at 7:30 on their lighted court. 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.

Please RSVP if you would like to learn by calling 725-3026 or by email ahawk@gmail.com.

Lawn Maintenance

Complying with the State mandate, residents cut back on watering their lawns, shrubs and trees in 2016 and the first part of 2017. Therefore the Association stopped enforcing the landscape rules regarding lawns needing to be kept healthy, green and weed free.

Now that the State has ruled the drought is officially over, homeowners who have not already done so need to bring their yards back into compliance. However, summer is not a good time to reseed lawns. So the Board suggests that you undertake getting your lawn in shape this fall when the weather cools off. You will have much better results.

This is an advance notice that the Landscape Rules that you received when you purchased your home and which are posted on the WBR website will once again be enforced.

Included in the landscape rules is a requirement to remove all dead branches, trees and shrubs and dead trees.

WBR is an upscale community and property values can be affected by the way properties are maintained so it is important that everyone do their part.

Driveway Social

The 10th Annual Driveway Social was a big success. For the first time ever, the temperature was not over 100°.

More than 70 residents started the festivities with hors 'de oeuvres and libations in the driveway of **Celeste & Richard Weklych**. They are one of our newer residents and they enjoyed meeting so many of their neighbors. Celeste went all out with a red & white checkered theme and even provided a printed recipe book for every family that had all the recipes of the appetizers brought by her co-hosts.

Next the party moved to the deck of **Mark Sawyer & Susan Andre's** home for more libations and heavier hors 'de oeuvres (i.e. a meal). They served salads, Mexican dishes and even BBQ Tri-tip.

As the sun set participants assembled on the sport court in **Art & Luann Hawkins'** backyard. Spread before them was an assortment of delicious desserts, an array of after dinner drinks and of course more wine and beer.

This annual get together wouldn't have happened if it wasn't for the time and effort our webmaster, **Jon Bird**, put in to publicize and then organize the evening. Thanks Jon for another job well done.

The English Family

Chad & Kristi English recently moved into their home at 3775 Country Park Drive, Roseville. They had a short move, having been living in Granite Bay.

Chad owns a custom concrete business, **CJ Concrete Services**, and will be redoing his own driveway. They have three sons; Parker 9, Carson 2 and Jackson 7 months.

Chad and Kristi are very active and enjoy swimming, golf, tennis, boating, bike rides, traveling, family and friends. They are SF Giant fans.

The Shank Family

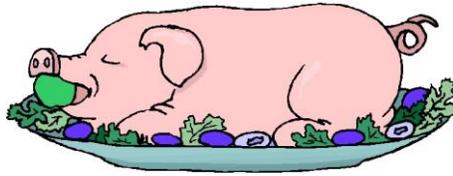
Dave & Linda Shank are our newest residents having moved in the first part of May from Lincoln. Their family which consists of 2 dogs, Duke & Dexter, now resides at 8819 Old Country Road, Roseville.

They have a family owned business, "**Cool-Off**" and includes all things that cool. You can check them out at www.cool-off.com.

Both enjoy golf, bridge, bike riding and other outdoor activities. They also like to garden and have lots of fruit they are willing to share. [After the 100°+ heat wave there might not be anything left.] Also, they love to cook and eat (both in & out).

Editor's Note: For those who missed last year's picnic you missed a great time and an outstanding meal cooked by the Chefs of WoodBridge. You don't find a whole roasted pig and lots of other great dishes at a typical catered picnic. But we do in WBR and the Chefs have agreed to do it again. Thanks go to **Mark Sawyer**, Activities Chair, for once again coordinating the picnic and heading up the Chefs.

He can always use some help with the check in of residents and guests, "pig sitting", some cooking, meat cutting, children's activities, serving, set up and clean up. Please let Mark know if you will help. After all, he devotes the entire day and then some to putting on the picnic. Keep the below information so you can save the date and know where and when to RSVP. The next newsletter won't be published until after the Picnic.



2017 Woodbridge Ranch Annual Picnic and Pig Roast!

Saturday October 7th from 3:00 PM until Dark in Lake Park

We have amazing cooks living among us. Again this year, the Neighbors will take on the food! All residents and their families are invited and encouraged to attend.

Picnic activities include:

4:00 PM Music and Children's Activities - Laser tag, Bounce House

5:00 PM Dinner - Whole Pig Roast, Tri-Tip, Chicken and Much More

Reservations are required by October 1st. RSVP to Mark Sawyer at:

wbrActivities@gmail.com

Your RSVP should include the following information:

- 1. Number of resident adults**
- 2. Number of children – up to age 11**
- 3. Number of children – ages 12 to 16**
- 4. Number of non-resident guests - \$10.00 per adult, \$5.00 per child**
- 5. Vegan or Vegetarian? Yes we can do this too!**
- 6. If you would like to volunteer**
charcoaling the pig, set-up, cooking, meat cutting, serving, or assisting with activities

Things to bring:

- Your own drinks - Those that enjoy beer or wine are encouraged to bring a bottle to drink and bring a bottle to share! Also, chairs or a blanket.

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
		SMUD 24-hr	888-456-7683
<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 or
		Becky Wagoner	729-1149