

# WoodBridge Ranch Newsletter

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Editor: Art Hawkins – aohawk@gmail.com

October 2017

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## Election Results

For the first time in decades more residents ran for election to the WBR Board than openings. A total of 116 ballots were cast out of 237 homeowners with the following results: elected to a two year term were incumbent Director **Javed Siddiqui** (78 votes) and **David Thomas** (80 votes). **Nathan Barker** received 61 votes and **Andrew Klonecke** received one write-in vote.

Nathan, thank you for your willingness to serve on the Board. Hopefully you will have a continued interest in being involved in the Association.

Just so there isn't any confusion, we have a Dave Thomas and a David Thomas' that live a block apart. David is the one who was elected to the Board.

The "Carry Over Funds" passed **101 – 0**. When the Association votes to transfer 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*  
David Thomas – *Secretary*  
John Steitz – *Member at Large*

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## Annual Meeting

The annual meeting of homeowners was held on Wednesday, October 18<sup>th</sup> at the Maidu Community Center with 40 residents in attendance. Besides announcing the election results President Art Hawkins gave an update on the Association.

He led off his remarks by thanking those residents who have volunteered their time and expertise in a variety of ways.

### Architectural Control

**Bob Milano** heads up the Architectural Control Committee. **Neil Cornell** has been the other member. They quickly review ACC submissions and respond to residents questions. **Rebecca Thomas** has recently volunteered to serve on the committee.

The Board is continuing to see one or two submissions each month consisting primarily of house colors, re-roofs, landscape revisions and remodels.

### Activities Committee

The Activities Committee headed by **Mark Sawyer** held the successful Horse and Carriage rides just before Christmas last year. Doing the Horse & Carriage Rides this year is under consideration. Last year the wranglers increased their fee and the turnout was lower so we didn't cover the cost. Mark also coordinated the Annual picnic which is reported on page 2.

## Park Reservations

Lake Park can be reserved by residents for private functions by calling **Liz Swithenbank** or **Becky Wagner**. Their contact information is in every newsletter and is on our website.

## Maintenance Projects

**Neil Cornell** once again did several maintenance projects during the year. Others recognized for working on projects were **Jake Wagoner**, **Bob Markley**, **John Steitz**, **Linda Boeck** and **Art Hawkins**.

## Webmaster

**Jonathon Bird** is our webmaster who keeps the website up to date.

## Neighborhood Watch

**Judy Cornell**, **Deborah St. Claire** and **Art Hawkins** have participated. Deborah St. Claire has volunteered to be the coordinator starting in October.

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## Financial Report

The Association continues to be in good financial condition.

As of September 30<sup>th</sup>:

- Cash in the Operating Account totaled \$71,349 vs. \$65,272 last year and the Reserves Provision is funded at \$281,696 vs. \$260,407 in September 2016.
- Delinquent Receivables total \$30,240. Ninety-nine percent (99%) of this balance resides with a collection agency.

- YTD Receipts of \$145,424 are \$3,551 over budget. Forty-nine percent (49%) is from \$1,725 in fines billed to homeowners for non-compliance with the governing documents. The balance of the coverage is from Late Fees, Collections Cost billed and Interest Income on the Reserve Account. 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 \$143,110 which is 9% less than budget.

There have been only two dues increase in the past 16 years and dues must be increased in 2018 to cover additional expenses resulting partially from new contracts for Security and Landscape Maintenance.

Capital Private Patrol had provided security patrols for the past 10 years. The Board went out to bid to see what additional providers were available in the area and the services they provide.

**Signal 88 Security of Granite Bay** stood out from its competitors. They are a franchise of a national firm that has licensed state of the art software that tracks each officer's patrols using GPS and provides meaningful reports to the Board on a daily basis. Signal 88's contract began in September.

In August the Board also went out to bid for landscape maintenance. Four (4) firms submitted bids based on detailed specifications of the work required. Our current contractor while providing good turf maintenance could not keep up

with the growth of weeds throughout the common areas. **Cagwin & Dorward (C&D)**, besides being the favorite of the reviewers, also provided the lowest bid but at a higher cost than our current contractor. C&D is a large company operating throughout northern California. They have contracts for maintaining all the parks and parkways for the City of Roseville and some of Placer County's property. Their services begin on December 1.

Many residents are aware that Neil and Judy Cornell are in the process of selling their home and will be moving out of the area. Neil has volunteered thousands of hours during the past 12 years doing small maintenance jobs that has saved the Association thousands of dollars. Besides meeting with every contractor bidding on work to be done insuring that the job is done correctly he has done a lot of routine maintenance and projects himself.

With Neil's departure we will have to hire contractors to do the maintenance work that Neil has been doing the past 12 years.

**Dues in 2018 will increase to \$76 per month.** While an increase of \$10 compared to 2017's rate, this is only \$3 per month more than our previous high rate during the years 2008, 2009, 2010, 2015 and 2016.

Homeowners will receive new payment coupons for 2018. Those who pay electronically will need to modify their payment amount prior to sending in next year's first payment due on January 1 and subject to a late fee on January 16 if not paid in full.

## Chili Cook-Off

After last year's successful **Chili Cook-off** at the picnic, **Joe Spagnoli** decided to have it as a separate function in September. There were 10 entries serving their special home-made chili that was judged by approximately 100 residents. The competition was fierce and in good fun with entrants providing corn bread, cheese, sour cream, guacamole and even some libations to win some votes. **Leo Andre** was this year's winner and **Joe Spagnoli** was the runner up.

## Annual Picnic



Joe and the Pig

**Mark Sawyer** and **Joe Spagnoli** stirred up interest amongst several residents into once again doing the cooking for this year's Annual Picnic. **Joe** really put his heart and soul into making it a success. They formed a committee that included their spouses; **Susan Andre** and **Julie Spagnoli**, along with **Ben Palazzolo**, **Scott Stenson**, **Matt Medina**, **John Steitz**, **Sue Gutzman**, **Kristy Peterson**, her daughter **McKenna** and **Kristy's friend Russ Florence**. There were a few other helpers whose names I didn't receive.

The picnic was another huge success. We used to get 150 to

160 attending the picnic that had a caterer providing hamburgers and hot dogs. But now that Joe and the **Chefs of WoodBridge** are cooking Tri-Tip, Chicken and a whole roasted pig attendance has increased to around 250 and the cost hasn't increased.

Laser tag was set up again for the kids. They had a ball competing on the battlefield set up on the baseball diamond. There was also a bounce house. Thanks go out to all the residents that volunteered to make the picnic a successful neighborhood party.

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## Neil & Judy

Neil and Judy Cornell's home is up for sale and they will be moving to Arizona at some point. During Neil's 12 years on the Board, he has done lots of maintenance projects and coordinated the work to be done by contractors. Neil was our on-site project manager for the new Hazel Avenue entrance, has painted rest rooms, light fixtures, entry signs, posts, etc. throughout the development. He also coordinated the construction of the covered bridge in Lake Park and earlier this year built the rock walls on either side of the culvert pipe near the covered bridge.

Judy has been the Neighborhood Watch coordinator for 18 years. Through her efforts we have managed to get non-residents coming to Lake Park to a leave and not return as well as keeping sales persons from going door-to-door in WBR.

Eight years ago we had well over 130 geese living in Lake Park and some days the count went over 200. We hired Dog & Whistle

Goose Patrol to haze the geese for about 4 months at a cost of \$4,000. Once Dog & Whistle convinced the geese they weren't welcome here we terminated their services. That's when Neil, Judy and their dog Molly took over. They would go out multiple times each day, chase the invading geese off the lawn and then used a remote controlled boat to get them to fly off the water.

Once Neil & Judy move away we are going to need some volunteers to insure that the geese do not once again become a public nuisance.

Neil & Judy received a standing ovation at the close of the annual meeting thanking them for all their dedication and hard work.



**916-988-6808**

Be sure to add Signal 88 Security's phone number to your contacts and delete Capital Private Patrol. Signal 88 Security of Granite Bay is locally owned and operated and is on call from 5:00 PM to 5:00 AM, 365 days per year.

In addition to patrolling the streets at four random times each night, they will also drive their attractively signed patrol vehicle around the lake (weather permitting) to insure we don't have non-residents using the park. Please cooperate with them if they ask you to verify that you are a resident.

<https://signal88.com>

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## Dog Waste

Section 4.24 (5) of the CC&Rs state: Owner's 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.*

The Association provides bags in both parks and there are a lot of pet owners that carry their own bags and clean up after their pet.

However, there are some residents who are not picking up their pet's waste. To some extent this is occurring in both parks. Also there is a section on Petite Creek Way where Linda Creek flows under the road that has gotten really gross.

Anyone not picking up after their pet can be called into a hearing before the Board and be subject to fines.

Since this is a sanitation issue, a resident observing this violation can report the offender to a member of the Board or Kocal.

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## The Huish Family

**Steve & Nancy Huish** are our newest residents having moved into 7901 Indian Arrow Court in August from the Arden Arcade area. Also living with them are their daughter, Jacqueline and Nancy's mother, Patricia Vincent.

Steve is semi-retired from law enforcement and enjoys fishing, clay target sports and shooting.

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

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|---|----------|---|--------------|
| <b><u>Board Members:</u></b>  |          | <b><u>Architectural Committee:</u></b>  |              |
| Art Hawkins, President<br><a href="mailto:ahawk@gmail.com">ahawk@gmail.com</a>                  | 300-2924 | Bob Milano  | 240-7223     |
| Javed Siddiqui, VP.<br><a href="mailto:jsiddiqui@gmail.com">jsiddiqui@gmail.com</a>             | 726-4294 | Rebecca Thomas  | 735-9370     |
| David Thomas<br><a href="mailto:David.Thomas2@me.com">David.Thomas2@me.com</a>                  | 735-9370 | All correspondence should be sent to<br>The Management Trust, Attn: Jane Frazee<br>PO Box 1459, Folsom, CA 95763-1459 |              |
| Jake Wagoner, Treasurer<br><a href="mailto:jakewagoner@gmail.com">jakewagoner@gmail.com</a>     | 729-1149 | <b><u>Other Special Numbers:</u></b>  |              |
| John Steitz,<br>Member at Large<br><a href="mailto:JSteitz@comcast.net">JSteitz@comcast.net</a> | 960-7999 | <b>Signal 88 Security</b>   | 916-899-6808 |
|   |          | <b>PG&amp;E 24-hr</b>   | 800-743-5000 |
|   |          | <b>SMUD 24-hr</b>   | 888-456-7683 |
| <b><u>County of Sacramento</u></b>  |          | <b><u>County of Placer</u></b>  |              |
| 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 |
| <b>Lake Park Reservations:</b>  |          | Liz Swithenbank   | 521-1178 or  |
|   |          | Becky Wagoner   | 729-1149     |