

WoodBridge Ranch Newsletter

Editor: Art Hawkins – aohawk@gmail.com

July 2018

New Association Manager

Our Association Manager for the past three years, **Jane Frazee**, has been promoted within The Management Trust, Kocal Division. Congratulations Jane.

Our new manager, **Laura Young**, while new to the company has 10 years of experience in association management. She has worked on every type of community from condominiums to townhouses, single family homes to commercial properties. She has worked with communities who have been around for decades as well as communities being developed from inception. She enjoys the everyday challenges that the industry brings. Even though it's the same job every day, the work is never the same. She is excited to be working with Woodbridge Ranch and is looking forward to meeting residents in the future."

Laura was born and raised in the area and has a daughter that recently graduated from high school.

Non-Residents Using Our Parks

With the advent of Google Maps, Google Earth and smart phones an ever-increasing number of non-residents are coming to Lake

Park to fish, use the ballfield, disc golf, the kids play area and the picnic area. We even had a large family of non-residents that arrived in several vehicles set up a large party in the Lake Park picnic area. It is a regular occurrence for non-residents to fish in the lake.

The problem is if we don't police it on a daily basis we will be overrun with non-residents that get away with coming the first time and return with friends the next time. Many of the non-residents litter, leaving behind cigarette butts, trash and used fishing line.

Our security patrol and Neighborhood Watch volunteers do not know all the residents and expend time asking persons in the park if they are a resident and then ask them to identify themselves if they claim to be. We have some cagy trespassers trying to slip by as a resident by giving an address but then don't know that resident's name.

We want to make it easier to identify residents and allow residents to use the park without interruption. Our security company suggested we adopt a method used by other associations that have a swimming pool, "having residents wear a silicon wrist band".

A questionnaire was sent out to all the residents on the e-alert distribution list. One hundred responded, 97 are willing to wear

a wrist band when in the parks and 3 said they wouldn't.

We ordered a supply of orange wristbands with WoodBridge Ranch Resident printed on them. Wearing the wristband is optional, those who don't and are not known to our security officers or a member of Neighborhood Watch will be asked to identify themselves when using the common areas. Our streets are public, anyone can use them.



Only one member of a family or group needs to wear a wristband since guests accompanied by a resident are permitted to use the parks. Accordingly, only one wristband will be issued to a homeowner. This reduces the possibility of wristbands being given to a friend to use. The first wristband will be issued at no charge. If one is lost and a replacement is needed the cost will be \$10. Broken ones will be replaced at no charge when the broken one is turned in.

Using the wristbands is voluntary. Those wanting a wristband can contact Art Hawkins and make arrangements to get theirs. Mailing them to everyone would be expensive.

Farewell to the Cornell's

Neil and Judy Cornell were very active volunteers for many years. Now, sadly they have moved to live near other family members.

Neil served on the Board for 12 years and was involved in many projects. He oversaw the design and construction of the Hazel Avenue entrance. He built the covered bridge in Lake Park along with Bill Trainor and built the cobble walls that prevent erosion of the path in Lake Park near the covered bridge. Those are the things that most people notice. But that is only part of the story. He also volunteered thousands of hours doing maintenance jobs throughout the development on a weekly basis. All that work will now have to be contracted out and could affect our dues.

Judy was the Neighborhood Watch Coordinator for over 20 years. In that role she kept non-residents from having free roam of Lake Park and checked out vandalism and theft reports.

Since 2011 Judy and Neil were the primary reason that we haven't become overrun with Canada Geese. In 2010 we had well over 200 geese that took up residence in Lake Park. One could not walk on the DG paths, use the ball field or picnic area without constantly stepping in goose poop, it was everywhere.

The Board hired Dog & Whistle Goose Patrol to haze the geese (scare them off the property) using their trained Border Collie dogs and a remote-control model boat. It took 2 ½ months of effort and \$4,000 to effectively convince the bulk of the goose

population they weren't welcome here.

WBR has exactly what they want in a habitat; lots of green grass and a lake. There will always be geese that fly in that have to be chased out or they will attract other geese and we will be back to square one spending big bucks. Neil and Judy along with their dog Mollie hazed the geese not letting them take up residence in Lake Park for the past 8 years.

The Board is looking for volunteers to participate in hazing the geese that do fly in. We do this with electric remote-control boats (provided) and either chase them off the grass using a dog or riding a bicycle towards them. Contact Art. Hawkins.

Annual Picnic Saturday, September 22



Joe and last year's the Pig

Mark Sawyer and Joe Spagnoli are once again cooking for this year's Annual Picnic. These two really put their heart and soul into making it a success. But they can't do it alone and are looking for a few residents to help with the cooking and/or help set up. Afterwards everyone lends a hand doing clean up.

This year the **Chefs of WoodBridge** will be cooking Tri-Tip and Chicken served with

a Salad Bar. There may be a spit roasted Lamb if possible. The last two years the food prepared by our Chefs has been outstanding and much better than the burger and hot dogs done in the past by a catering service.

Laser tag will be set up again for the kids. They had a ball competing last year on the battlefield set up on the baseball diamond. There was also a bounce house. Contact Mark at 916-769-8294 if you want to help. Helping at the picnic is a great way to get to know more of your neighbors.

The picnic starts at 3:00 pm with laser tag and the bounce house for the kids. Dinner around 5:00 PM.

The adults can play basketball, disc golf or just hang out and socialize. As always residents are free with a nominal charge for guests. Bring your choice of beverages. You must RSVP for your family and prepay for any guests in order to eat. Send your RSVP to Mark at wbractivities@gmail.com. A reminder will be sent out by Art Hawkins to those who subscribe to the e-Alerts.

Dog Park Coming to Lake Park

Many residents want to exercise their dog(s) off leash in Lake Park which is not allowed by both Sacramento County and the WBR CC&Rs.

Your Board has determined there is a shady location for a dog park within Lake Park. Two resident families have donated the chain link fence needed to construct a good-sized exercise area. A Board member has volunteered to drill the post holes using the

auger on his tractor. We also have an electric cement mixer available to eliminate hand mixing of the concrete.

We are looking for resident volunteers to help set the posts in and string the chain link fence. When we have a large enough crew we'll schedule a work party.

Send an email to Art Hawkins (aohawk@gmail.com) If you are willing to lend a hand.

Dog Doo

Unfortunately, we still have some residents who are not picking up after their dog when walking them in Lake Park and on the street. It is bad enough trying to miss all the goose poop without having to look out for doggie doo. **It is a violation of the CC&Rs not to pick up after your pet.**

The Association provides doggie litter bags at several locations in the parks. Not picking up after your pet is a total lack of respect for fellow residents and our development.

Restroom Doors

We continue to find the restroom doors left open at Lake Park. This subjects them to abuse by non-residents and can be attractive to a homeless person checking out the facilities. Please insure that the doors are closed following use.

If you are a new homeowner contact The Management Trust if the prior owner did not leave their key that works in both the bathrooms and the tennis courts.

Lake Park Vandalized

Sometime after 9:30 pm on Saturday, July 14th the Ladies Bathroom in Lake Park was vandalized.

The light timer-switch was ripped off the wall bending the electrical conduit. The light fixture was pulled from the ceiling and destroyed. Also, a similar key that they used to jimmy the lock was broken off in the lock requiring a lock smith to make the repairs.

Home Sales

For the past 10 years an average of 5.8 homes were sold annually. Not the case this year. So far seven (7) have sold ranging in price from \$700,000 to \$1,550,000.

Five (5) homes have pending sales with an asking price of \$800,000 to \$1.6 million and four (4) others are listed with asking prices of \$935,000 to \$1,249,000.

There is a page on our website showing the WBR real estate activity that is updated periodically by resident real estate broker **Bob Milano**.



916-988-6808

Be sure to add Signal 88 Security's phone number to your contacts. Signal 88 Security is on call from 6:00 PM to 6:00 AM, 365 days per year.

They patrol the streets at four random times each night and inspect the parks to insure we don't have non-residents using

them. Please cooperate with them if they ask you to verify that you are a resident.

Feral Cats

Residents have reported that there are feral cats in WBR. These can become a significant problem as they are not vaccinated, neutered and become infested with fleas. This in turn can infect your pets with fleas and subject cats to infection if they fight with your cat.

Do not feed feral cats. If you want one for a pet, trap it, take it to a vet, have neutered and vaccinated. If there is a feral cat in your yard, trap it and take it to Animal Control otherwise they will breed and over populate WBR in the common and residential areas.

New Residents

Dustin Johnson & Letisha Prout moved into 7901 Blaze Trail Court in August 2017 having relocated from Elk Grove. They own Elite Film Solutions, providing window tinting, signs and graphics. They have two children ages 7 and 3. They like vacationing, boating, camping, cars and ATVs.

Eric & Nannette Whitney moved into 8841 Country Creek Drive in July from Folsom. Eric owns a consulting firm GridSME which provides "subject matter experts" to industry. They enjoy gardening, dog training, crafting and boating. The Whitney's have two adult children and two grandchildren that live in the area.

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

<u>Board Members:</u>		<u>Architectural Committee:</u>	
Art Hawkins, President aohawk@gmail.com	300-2924	Bob Milano	240-7223
Javed Siddiqui, VP. jsiddiqui@gmail.com	726-4294	Rebecca Thomas	735-9370
David Thomas David.Thomas2@me.com	735-9370	All correspondence should be sent to The Management Trust, Attn: Laura Young, PO Box 1459, Folsom, CA 95763-1459	
Jake Wagoner, Treasurer jakewagoner@gmail.com	729-1149	<u>Other Special Numbers:</u>	
John Steitz, Member at Large JSteitz@comcast.net	960-7999	Signal 88 Security	916-899-6808
		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
<u>Lake Park Reservations:</u>		Liz Swithenbank	916-521-1178 or
		Becky Wagoner	916-729-1149