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# WoodBridge Ranch Newsletter

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Editor: Art Hawkins – [aohawk@gmail.com](mailto:aohawk@gmail.com)

May 2019

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## Reminders

In the past year there have been 18 homes sold and new families have moved into WBR. There are presently 3 more homes up for sale. The following information is for our new residents and reminders for everyone else.

[www.WoodBridgeRanch.org](http://www.WoodBridgeRanch.org)

We have a very robust and informative website that includes our Governing Documents, Rules, Association Forms, a current listing of Homes for Sale and those that have been Sold. The “*Residents Only*” section requires a password to access information including *Resident to Resident* information, a Who to Contact List, Past Newsletters, Lake Park Reservation Procedure and the Dues Collection Policy.

**Teenagers Wanting Jobs.** We have a webpage, *Residents to Residents*, devoted to residents who want to advertise their services, especially our teens, who offer babysitting, pet care, car washing, lawn mowing, etc. If you are new to WBR and have a teenager that is looking for work have them place an ad with our Webmaster. Or, if you’re looking to hire a local teen go to our webpage, *Residents Only / Residents to Residents*. The ads are removed if not renewed annually. Presently we only have one teen advertising.

**Walk facing oncoming traffic** because we do not have sidewalks you share the streets that are

narrow and winding. On Country Creek alone there have been seven (7) mailbox pillars hit by cars. If a car veers slightly off course and you are walking with your back to the traffic you won’t stand a chance of escaping injury.

**No overnight parking on the street** per 4.22.6 of the CC&Rs. This is primarily a safety issue. Our streets are narrow, winding and unlit except for intersections. We don’t want evening walkers having to walk around cars parked on the street. Also, it is an esthetic issue keeping our development looking sharp.

**Fourth of July in Lake Park.** Each year many residents gather around the ball field in Lake Park and share fireworks. Usually a resident will volunteer to set up buckets of water should they be needed. After the fireworks show we need everyone to help clean up the park.

**e-Alerts for WBR Residents.** Presently 216 out of 234 resident families (92%) subscribe to the e-Alerts. The alerts are private emails sent only to WBR residents to keep everyone informed about security issues within the development, lost items and pets as well as found items and pets. In the past month a **house key** was found on the street and a **dog leash** was found in Lake Park. Had the owners been a WBR resident that signed up to receive e-Alerts they would have their property back. Both

items are being held for their rightful owner by Art Hawkins.

e-Alerts are sent via bcc using Mail Chimp, so your email address is not shared with other residents. Send an email to Art Hawkins [aohawk@gmail.com](mailto:aohawk@gmail.com) to be added to the distribution. Multiple family members can receive the email alerts.

## **USPS Cluster Mailboxes**

Unfortunately, the cluster mailboxes are not all that secure in WBR or anywhere else. In the past year there have been three (3) thefts from the cluster mailboxes in our development. Thieves either have a master key that opens the back or they pry open the back to gain access to both incoming and especially outgoing mail.

Thieves are looking for access to outgoing checks, credit card information and any information that can be used for identity theft. We had one incident where a resident had three (3) outgoing bill payments stolen. All three checks were modified and made payable to another name and they cleared the resident’s bank.

Never put outgoing mail in your mailbox, take it to your place of work or a US Post Office. To limit your exposure to identity theft, have bills sent to you via the Internet and pay bills using your bank’s online bill pay or have monthly bills charged to a credit card.

**Porch Pirates** are an ongoing problem throughout the country. Shipments via FedEx and UPS can have their delivery dates and/or ship to location modified online. FedEx items can be delivered to the FedEx Office located at the corner of Douglas Blvd and Rocky Ridge. You can be notified via text message when a package has been delivered by FedEx, UPS, USPS and Amazon.

**Reserving Lake Park.** Lake Park's picnic area and sports facilities can be reserved by a resident family and outside group gatherings provided the resident is in attendance at all times. The procedure is on our website.

Keep in mind that while reserving the park allows vehicle access to the picnic area, only two vehicles are allowed to park there.

**Weeds (Spring has Sprung)**  
The Landscape Rules require all front yards to be kept weed free. Bi-weekly sprayings of RoundUp kills weeds while they are small. Weeds six (6) inches and taller must be removed. An application of a Pre-Emergent in the spring and fall can greatly reduce the number of weeds that germinate.

**WBR is Posted No Solicitors.** If a solicitor comes to your door turn them away without opening the door and inform them that WBR is posted No Solicitors.

Besides limiting being interrupted by an unwanted sales person the posting is a way to reduce the possibility of residential thefts. In some instances the door to door solicitor may be a front for casing residences for a possibly break in. Most residential thefts occur during the day when no one is home so day time solicitors are especially concerning.

**Joe Spagnoli** 916-275-5576 has volunteered to assist getting solicitors to leave if he is available when you call.

**Car Break Ins** are a common occurrence everywhere. Never leave any items visible in a car parked overnight in the driveway.

**25 MPH Speed Limit** The speed limit in WBR and all other residential areas is 25 MPH. This is especially important in our development where children, bikers and walkers share the road because there are no sidewalks. Do your part, drive at the speed limit for the safety of others.

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### Wear a Wrist Band

Last year the Board authorized the purchase of Wrist Bands to be worn by residents using the parks. By wearing a wrist band our Security Patrol Officers and other residents know you belong. This eliminates the need to inquire if you are a resident when enjoying our private parks.

The online availability of Google Maps and Google Earth showing our parks and lake results in a lot of non-residents finding our private parks. Despite being posted for Residents Use Only outsiders come to fish, play disc golf, use our tennis courts, pickle ball courts, basketball courts and picnic areas.

As a result, we have our Security Officers and residents ask those they don't know and aren't wearing a WBR Wrist Band to identify themselves and their address. This can be intimidating to WBR youngsters playing in the parks, so it is greatly encouraged that you have your child wear a wrist band when using the parks. Only one person in a group needs

to be wearing a wrist band to allow the group to enjoy themselves without interruption. Please make sure the Petite Creek tennis courts are secure when leaving.

Contact Art Hawkins to get a wrist band. Only one is issued per family.

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### Pickle Ball

Both tennis courts at Petite Creek Park have been modified into dual use courts. They are lined for Tennis and Pickle Ball.

We have residents who are anxious to teach others how to play Pickle Ball and create a group of residents that gets together for games. Pickle Ball can be played in Singles, Doubles and Mixed Doubles.

For additional information please contact the following residents via phone call or text if you are interest in learning or if you are experienced and looking for others to play with.

Jeff Wedge.....916-899-9942  
Karen Wedge.....916-798-3170  
Karen Seminoff.....650-576-4180

A Facebook Private Group Account has been set up titled "*WoodBridge Ranch Social Events*". Go to Facebook and do a search on the group name and send in a request to join. The Administrator will authorize you once your residency has been verified. This is a private account for WBR residents only. The purpose of the account is to communicate social events as well as provide a way for residents to find others to play Pickle Ball, Tennis, Disc Golf, set up tournaments, etc.

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## Vandalism

The **Lake Park rest rooms** have been vandalized twice in the past 6 months. Our Security Officers have found the rest room doors left open at night on several occasions. This has resulted in damage to and abuse of the facilities. It also makes them available to any transients that may pass through. **Please insure that the doors are securely shut** whenever you leave.

## Canada Geese

So far this year the number of Canada Geese in Lake Park has been down significantly from previous years. Nine years (9) ago we had over 100 geese living in the park and some days the count exceeded 200. One could not walk in Lake Park without stepping in goose poop.

Back then the Board hired a company that spent three (3) months hazing the geese to convince them to not want to live in Lake Park at a cost of \$4,000. Since then we've encouraged the geese to leave the park using remote controlled boats on the lake and dogs when they are on the grass.

Each year a few geese nest along Linda Creek and when their goslings can walk they bring them to our lake to eat and mature. During the three (3) months it takes the goslings to grow up all the adult geese shed their flight feathers and grow new ones. This occurs during the months of April through July. During their flightless months it is against the law to haze the geese.

At the time this newsletter went to print we only had two pair of parents with seven (7) goslings.



We now have a warty-faced, male Muscovy Duck living in Lake Park. The males are the largest duck in North America. It is one of the oldest domesticated fowl species in the world.

## Dog Park

The planned Dog Park in Lake Park will be constructed this spring. It will be located on the south side of the tennis courts, adjacent to the walking path from Indian Creek Drive. Most of the fencing material was donated and a volunteer work crew will do the installation. Rules will be posted regarding the use of the dog park.

## Entrance Lights

In 2012 the Board authorized the purchase and installation of LED light fixtures for all three (3) entrances. The decision was based on operating cost savings using LED's. The existing halogen bulbs were expensive to replace when burned out and used far more electricity than LED's.

The LED fixtures saved approximately \$500 per year and the purchase cost was recovered in 42 months.

In 2018 several fixtures failed and three were stolen. The Board learned that the LED bulb was still good, but the drivers fail. Since the electronic drivers are not standardized, replacements

are not available as the manufacturers do not offer them as a separate purchase. They would rather sell a new fixture vs a replacement part. New fixtures were purchased and installed in March.

## Thank You Volunteers

Community volunteers really help keep our dues low and make a difference in the appearance of the development.

We have several who pick up trash as they do their daily walks. Known volunteers include **Sue Gutzman, Kathy Klonecke** and **Luann Hawkins**. Thank you.

## Fish Habitat

In order to keep the lake from being covered in algae we have the water treaded. The downside of treating the water is that it also limits the amount of vegetation coverage afforded the fish, especially the smaller ones shortly after they are born.



Recently the Board authorized creating some habitats for small fish. Art Hawkins built and placed them in the Lake last month. The habitats were built from milk crates purchased from Home Depot and hardware cloth covering the large hand hold openings. Hopefully this allows smaller fish to evade larger fish thereby increasing the fish population.

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

<b><u>Board Members:</u></b>		<b><u>Architectural Committee:</u></b>	
Art Hawkins, President <a href="mailto:ahawk@gmail.com">ahawk@gmail.com</a>	300-2924	Bob Milano	240-7223
Javed Siddiqui, VP. <a href="mailto:jsiddiqui@gmail.com">jsiddiqui@gmail.com</a>	801-1808	Rebecca Thomas	735-9370
David Thomas <a href="mailto:David.Thomas2@me.com">David.Thomas2@me.com</a>	735-9370	All correspondence should be sent to The Management Trust, Attn: Laura Young, PO Box 1459, Folsom, CA 95763-1459	
Jake Wagoner, Treasurer <a href="mailto:jakewagoner@gmail.com">jakewagoner@gmail.com</a>	729-1149	<b><u>Other Special Numbers:</u></b>	
John Steitz, Member at Large <a href="mailto:JSteitz@comcast.net">JSteitz@comcast.net</a>	960-7999	<b>Signal 88 Security</b>	916-899-6808
<b><u>County of Sacramento</u></b>		<b>PG&amp;E 24-hr</b>	800-743-5000
Sheriff's Department	874-5115	<b>SMUD 24-hr</b>	888-456-7683
Nuisances and animals	875-5656	<b><u>County of Placer</u></b>	
Roads	875-5171	Sheriff's Department	530-886-5375
Sewer overflows	875-6730	Animal Control	916-774-5090
<b><u>Lake Park Reservations:</u></b>		Lighting	530-886-5375
		Roads	916-774-5090
		Liz Swithenbank	916-521-1178 or
		Becky Wagoner	916-729-1149