
WoodBridge Ranch Newsletter

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May 2020

Lake Park Rules and Etiquette

The change in park usage after closing the gates has been significant. There has been a great increase in use by residents (most likely due to Shelter-at-Home) and a major decrease in non-resident usage. While the fencing has turned away most of the frequent trespassers, there are some fishermen that have been hopping over neighboring fences and the park's gates. We hope this will cease as we turn them away and modify weak points.

Please follow these rules and common-sense etiquette:

- Never hold the gate open for someone else unless you know them as a neighbor, or they have a key in hand. Saying "I've been walking here for years" doesn't give someone the right to continue to trespass on private property. The parks have always had signs stating, "Private Property, Residents Only, No Trespassing".
- Make sure the gate is closed before you move on. Each gate has a mesh covering to prevent anyone from reaching in and opening the gate. On windy days the mesh can act like a sail keeping the gate from locking. Please ensure the gate locks each time. There is a fine balance between closing when there is a slight breeze present and a hard slam when it is calm.

- Never loan out your key.
- Per the CC&Rs, a resident host must be with their guests while they are in the park. You cannot let them in and go home.
- Never prop a gate open for someone that is going to join you. Wait for them at the gate or have them call your cell phone to let them in.
- We continue to have non-residents getting into the park by various means. If you are asked by another resident if you live here be courteous and share your information. Be grateful that they are taking the initiative to help preserve our park.
- If you find someone has propped a gate open, close it. We have spent tens of thousands of dollars to secure the park, don't defeat the purpose of having it secured.
- The park closes at dusk, aka evening twilight. Dusk occurs in the period between sunset and darkness.
- Dog walkers pick up after your best friend. There are Doggie Bag Dispensers and trash cans throughout the park.

It is hard to believe there are "classless people with total disregard for the CC&R's and their neighbors" living in WBR that leave their dog's feces in the park and on the street. Fines of \$25, \$50 and

\$100 can be assessed for not picking up after your pet.

- Fisherman, please put used fishing line in a trash can. Most likely tossing line on the ground has been done by non-residents who do not respect our property. Fishing line left on the ground is a hazard to animals and it does not disintegrate over time.
- The locks have been removed from the Lake Park restroom doors and tennis courts. So, you only need your key to enter the park.

Help Keep Dues Low

One of the 2020 revisions to the Davis-Sterling Act allows HOA's to send many documents, disclosures and notices to members using email in lieu of printed documents delivered by the USPS.

The mailing of a single page document to every homeowner costs the Association \$256. This cost includes paper, printing (one side only), folding, inserting, sending envelope, mailing label and postage. The cost goes up to do the annual mailing of legally required multiple page items like the budget, reserve study, financial statements, etc. In 2019 the cost for printing and mailing to WBR residents was over \$4,000.

You can help keep your dues as one of the lowest paid by members of any HOA. You now have the option to receive legal notices, correspondence, and the newsletter via email. Take the below steps to switch to email.

The Management Trust (Kocal) recently installed a new web based HOA Customer System. Every homeowner has a record in the system. In order to access your record you need sign up at my.managementtrust.com. This is a secure website, so do not preface the URL with "www". If you do, you will not go to the correct website.

The login takes you to "Your Dashboard". On the left-hand side click on "My Contact Info". If you would like to help keep dues low and receive information quicker, select the "email" option under "General Information". You can also change "Billing Information" to email if that is your preference.

Those who wish to continue to receive notices via US Mail do not need to do anything.

You Are Listed in a WBR Directory

Per the Davis-Sterling Act, HOA's must provide an association directory with a minimum of addresses to any member who requests a copy.

However, homeowners can control what information is disclosed. You can choose to hide:

- Your Name
- Phone Number
- Email Address

But you have to initiate the change on the "My Contact Info" page of your account at my.managementtrust.com.

While you are logged in and selecting the method to receive Association information you might want to edit what directory information you want displayed.

Staying Informed

Presently, all but 7 of our 237 owners and tenants (3%) do not subscribe to the WBR e-Alerts. These emails keep residents informed in a timely manner of general information affecting residents including lost & found items / pets as well as security issues. Emails are sent individually using Mail Chimp so no one else sees your email address.

If you are one of the seven (7) and want to receive alerts, send an email to aohawk@gmail.com requesting to be added to the distribution. Emails can be sent to two members of a household.

Legislature Changes to Association Voting Rules

WBR must adopt new voting rules to comply with California Senate Bill 323. Civil Code Section 5100 et seq. requires associations to affirmatively adopt election rules complying with new laws that went into effect on January 1, 2020.

The Legislature has now specified the HOA election rules in so much detail it takes ten (10) pages to document them with procedural

requirements that will increase the Association's cost of elections every year. Every association has had to hire Attorneys to draft the rules into their association's governing documents.

One of the changes is the Association Manager can no longer serve as the Inspector of Elections. An association must hire an outside Inspector unless three (3) homeowners volunteer to count the ballots at the annual meeting. To be an Inspector, one cannot have an affiliation with members of the Board or the Association's management company (The Management Trust).

The Board has opted not to spend over \$1,000 to mail ten pages of Election Rules to every homeowner. If you are interested in reading them, they are available by going to my.managementtrust.com and logging into your account.

WBR is fortunate our elections occur in October. Associations with elections occurring in the first six months of 2020 cannot elect their 2020 Board Members until later in the year. This is because the new rules must be formally adopted by each association, incorporated into their governing documents and procedural changes made which includes extended periods for notifications and balloting time.

Several Park Keys Lost Already

Within the first 4 weeks of issuing Lake Park keys four (4) have been dropped in the park. Some thoughtful residents found

these keys and turned them into Art Hawkins. Because the keys were numbered and assigned to homeowners, all four have been returned to their owners.

SUGGESTION: Put your key on a lanyard and significantly reduce the chance of losing it. If you are active (running, biking, fishing, etc.), you can tuck the key under your shirt.

If you lock your house when you go for a walk, keep a house key and the park key together. That way you will not leave home without the park key.

WBR Social Facebook

Residents are invited to join the **WBR Private Facebook Group**. This private group site is for the residents of WoodBridge Ranch to connect, share and learn what is happening from a social perspective within our neighborhood. This Private Group is operated by **Joe Spagnoli** and **Jeff Wedge**.

Only social issues can be posted in the Facebook account, e.g. informal get togethers for residents, setting up Pickle Ball, Tennis and Disk Golf games, etc.

Any issues related to operating the Association (maintenance of the grounds, safety concerns, etc.) should be sent to our Association Manager, Laura Young, at The Management Trust, or to a Board member.

Little Library

Art Hawkins built and donated a Neighborhood Exchange Library, commonly known as a Little Library. It is mounted on the

Lake Park restroom building. Little Libraries have become the world's largest book sharing movement. It is where you can give away a book you no longer want and/or pick up a book you would like to read.



Babysitters

Teenagers wanting babysitting jobs can advertise on the WBR website. Ads are located inside the Residents Only section. Contact our Webmaster to place an ad. Ads must be updated annually.

Weeds

It's springtime and the weeds are growing. Landscape rules require weeds to be kept under control and those over 6 inches tall must be removed.

For those new to maintaining a large residential lot, the easiest method is bi-weekly treatments with Roundup and the use of a pre-emergent in the spring and fall. Vacant lots must be mowed before they become a fire hazard, usually by mid-May. Lots with an unlandscaped/natural area must be maintained at all times.

Garbage Cans

Just a reminder, per the CC&Rs garbage cans can only be out for collection at specified times which is a generous 39 hours.

4.21.1 Except as provided in Section 4.21.2, below, the containers shall be located upon each Lot in an area which shall be completely screened or otherwise concealed from view from the Common Area, any street or any other Lot.

4.21.2 The containers may be placed for pickup no earlier than 5:00 p.m. on the day prior to the collection and must be stored no later than 8:00 a.m. the day after collection.

New Residents

Our newest residents are two families who moved into 7918 Indian Springs Way on May 1. This residence has two sets of living quarters. **Doug & Margee Hatton** moved from Woodland. Joining them is their daughter, **Kelly**, her husband, **James O'Brien**, and their 4-year-old daughter. They would like to find a playmate for **Lily**.

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

Board Members:

Art Hawkins, President aohawk@gmail.com	300-2924
Javed Siddiqui, VP. jsiddiqui@gmail.com	801-1808
Andy Klonecke, Secretary klonecke@hotmail.com	223-0220
Jake Wagoner, Treasurer jakewagoner@gmail.com	729-1149
John Steitz, Member at Large JSteitz@comcast.net	960-7999

Architectural Committee:

Bob Milano	240-7223
Open Position	
All correspondence should be sent to The Management Trust, Attn: Laura Young, PO Box 1459, Folsom, CA 95763-1459	

Other Special Numbers:

PG&E 24-hr	800-743-5000
SMUD 24-hr	888-456-7683

**Lake Park
Reservations**

Becky Wagner	916-729-1149 or
Liz Swithenbank	916-521-1178

County of Sacramento

Sheriff's Department	874-5115
Nuisances and animals	875-5656
Roads	875-5171
Sewer overflows	875-6730

County of Placer

Sheriff's Department	530-886-5375
Animal Control	916-774-5090
Lighting	530-886-5375
Roads	916-774-5090