

Woodgate Glen HOA

Fall 2016

Board Meetings

Board meetings are held on the 4th Monday of each month at the offices of: Focus Real Estate & Inv., Inc.

Upcoming Meetings:

October 24th at 6:00 p.m.

November 28th at 6:00 p.m.

(No meeting in December)

Agendas are posted on the website & at the bulletin board at the pool.

www.woodgateglen.com



Board of Directors

President: Jan Story

Vice Pres.: Brent Swinth

Treasurer: Michael Guerin

Secretary: Cheryl Louise

At Large: Mikkel Lawrence



Management:

Focus Real Estate & Inv., Inc.

3936 Mayette Ave.

Santa Rosa, CA 95405

cfocusre@sonic.net

Ph. 544-9443 Fax: 544-5418

After Hrs. Emergency: 544-9443 x123

Did You Know?

Woodgate Glen's governing documents were given to you when you bought or rented your unit. Additionally, these are available online at: www.woodgateglen.com

Storage:

Hazardous materials, as defined by the Santa Rosa Municipal Code & State Health & Safety Regulations, shall not be stored in garages except for small amounts of paint, thinners, cleaners & solvents for residential use only. These must be stored in secure safety containers.

Personal Items in Common Area

No storage of any kind is permitted in parking spaces or the common area (including the front/side/back of your unit.) This includes potted plants, pot stands, pots, and decorative items. Please see all personal belongings in front of your unit are removed no later than November 15, 2016. After November 15, 2016, the HOA will take action to see these items are removed.

Mulch!

The HOA is still in process of having new mulch installed throughout the complex. The project began with Harvest Lane and is ongoing as free mulch is provided by Landesign. We appreciate your patience.

Lights Out

Please report any lights out in the Common Area to Management. Please do not wait to report these lights as sometimes they are more than just a bulb change and can take time to repair.

Bikes

Bikes cannot be left in the common areas or in front of units, they must be stored in the back patio or garage.

Pool Rules Reminder

Note that the pool will be closing for the season on Sunday, October 30th.

Please remember that no more than 4 guests per residence are allowed and they must be accompanied by an adult resident. Please do NOT open the pool gate for anyone not part of your group. Fines will be levied if the pool rules are broken.

Please note that children under the age of 14 must be attended by an adult older than 18 and that no more than 4 children can be supervised by one adult resident.

Not Allowed in Pool Area

No smoking (this includes E-Cigarettes), No alcohol or NO glass/ceramic.

No Pets are allowed, this includes service dogs as it is a Health hazard.

Pool Hours:

*Adult swimming (18 or older)

7:00 a.m. to 10:00 p.m.

*Youth swimming (under 18)

9:00 a.m. to 10:00 p.m.

Dryer Vents

It is important for owners to clean their dryer vents annually to avoid a potential fire and/or moisture damage to the structure.

Screen & Security doors

Homeowners must get prior approval before installing screen and/or security doors. These doors should be kept closed except when not in actual use to enter or exit the unit.

Don't Forget!

New windows, doors, screens, satellite dishes, air conditioning, and all other exterior changes need to be approved by the Architectural Committee. You can download an architectural request application from the website at www.woodgateglen.com and forward to Management.

Note: Air conditioning units that are on the exterior of the window are not permitted.

If you are unsure if something needs prior approval, please contact Management before making any changes.

Please note that if you make any changes without prior approval, you may be responsible to replace what was done and repair any damage caused by the work.

Pet Courtesy

Reminder! Dogs must be on a leash when in the Common Area. Unleashed dogs are subject to removal by Animal Control Officers.

Pet owners must immediately clean up pet waste and are expected to carry the means for cleanup while walking pets. Please do not leave doggie waste bags in the Common Area! Please throw away.

Feeding Pets

A reminder to please not leave pet food dishes and/or water bowls out in any Common areas as this can attract feral animals and/or pests such as rats. It is recommended that you not feed your pets in your back patios.

Water Leaks

Please report any leaks – in the lawn, street, or building to Management immediately.

Reminder...

Garbage cans should be placed for pick up no earlier than Monday evening and should be put away by Tuesday night. Failure to comply will result in fines. Please store your bins in your garage or back patio, NOT in the Common area.

Please do not place garbage bins in the sidewalk cuts as this interferes with wheelchair access.

Parking Rules Reminders

Visitor parking is for visitors; HOWEVER, you and your visitors need to know that if they park on site for 10 days in any 30 day period, their vehicle will be tagged (as they will be considered a resident).

Once a visitor's vehicle is tagged, they cannot park on site until the resident submits a request and the Board has reinstated the visitor status.

Residents may not park in visitor spaces except for a very brief period to load/unload the vehicle; this must have "active motion." In other words, you must be seen to be going to and from the vehicle.

Warning! Residents can tow vehicles that are parked in their assigned numbered parking spot.

**Please do not park in red zones!
Red zones are for emergency use only.*

**Cars should not be left idling
without a person present.*

**No vehicle repairs are allowed on
Woodgate Glen property (this includes
in garages).*

Criminal Activity

If you happen to see any suspicious persons or activity on the property please contact SRPD or 911. The HOA does not get involved with criminal activity, neighbor disputes, theft, or assault.

Reserve Parking Spaces

There are 16 reserve parking spaces at Woodgate. Residents can rent a reserve parking space for \$50 per month. There are a few reserve parking spaces currently available. Please contact Management if you are interested in renting a space. If all spaces are rented, you can put your name on a wait list. Please note that residents who park in the reserve spaces but are not paying to rent it, will be towed!

Free Large Item Pick-up

Santa Rosa Recycling and Collections provides free collection service for bulky items such as household items that are too large to be placed in collection bins. Such items may be household appliances, televisions, CRT monitors, furniture, mattresses, carpet (must be cut into four-foot sections that weigh no more than 60 lbs.), exercise equipment, etc. Additionally, items that require special handling, such as household electronics such as stereos, televisions, computers, VCRs or automobile tires are also collected. This collection service is available up to 4 times per year and limited to 3 cubic yards of material per collection.

Please note that each time a resident leaves large items and/or garbage in the Common area, the Association must pay someone to pick up the item(s) and haul off to the dump. This costs the Association (money from your homeowner's dues). Please help avoid these unnecessary charges and do not leave items/garbage in the Common area!