

Woodgate Glen HOA

FALL 2014

Board Meetings

Board meetings are held on the 4th Monday of each month at the offices of: Focus Real Estate & Inv., Inc. - 3936 Mayette Ave.

Sept. 22nd at 6:00 p.m.

Oct. 27th at 6:00 p.m.

Nov. 24th 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.: Anne Donegan
Treasurer: Brent Swinth
Secretary: Galya Bayreuther
At Large: Cheryl Louise

Management:

Focus Real Estate & Inv., Inc.
Ph. 544-9443; Fax: 544-5418

Katie DeJung, Property Manager
sfocusre@sonic.net

After Hrs. Emergency: 544-9443 x123



News from the Board...

The Board has been taking necessary measures to conserve water during this serious drought. They are working with Landesign, the HOA's landscaping company, to meet the City's current watering restrictions (please note that as a result of irrigation restrictions, some of the grass throughout the complex may be turning brown).

Also, the Association recently completed turf removal in some areas of the complex (the City offers rebates for removing grass). These small areas were mostly unused and were using irrigation and wasting water. The turf was removed and replaced with mulch and/or low water use plants.

Help Conserve Water!

The Board is urging every resident to do their part to conserve water – every drop counts! Below is information regarding the City's mandatory water-use restrictions.

Santa Rosa City Council adopted **Stage 1 – 20% Mandatory** of the City's Water Shortage Plan on August 5, 2014 to comply with the State's drought emergency regulations.

Stage 1 – 20% Mandatory requires a 20% community-wide reduction in water-use and includes restrictions and prohibitions on water-use, which include:

*Requiring outdoor irrigation to occur between 8:00 p.m. and 6:00 a.m.

*Prohibiting washing down of hardscapes (unless required for public health and safety).

*Prohibiting the use of potable water for street washing.

*Requiring the use of hose-end shut-off nozzles on all garden and utility hoses.

For more information, visit the website at:
srcity.org/departments/utilities/conservation/Pages/watershortage

Here is another water conservation tip:

*Collect water that runs from the shower while waiting for the water to get warm. This can take about 4 gallons of water before the water gets warm/hot. Use this water to water plants.

Please note that even though the Association pays for water, it is your homeowner dues that contribute to this expense. If the drought continues and the cost of water continues to rise, this may cause an increase in homeowner dues in 2015.

Given the current drought situation, the Board is requesting that residents not wash their vehicles in the complex. Do not use hoses to wash patios or walkways; use a broom instead. Playing with hoses/water and/or wasting water may result in a fine.

Water Leaks

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

Lights Out

Please report any lights out in the Common Area to Management.

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.

Pet Courtesy

Please remember to always carry a bag and pick up after your dog.



Please report to Management if you see someone violating these rules.

Also, please keep your dog on a leash in the Common Area – unleashed dogs are subject to removal by Animal Control Officers.

Pets are **NOT** to be fed in the Common Area since this can attract feral animals, rats, etc.

Rules Changes

Please note the following Rule changes:

Pool Rules re: smoking

There is no smoking (**this includes E-Cigarettes**), allowed in the pool area.

Landscaping in Front Common Area

Section "Common Area Plants" under the Landscaping Policy now states:

Homeowners and/or their tenants may NOT make any changes and/or alterations of any kind in the Common Area landscaping (any area that is not in your back patio).

Earthquake Awareness

The recent earthquake in Napa is a good reminder to do what is necessary to be prepared! Here are some preparedness tips:

*Move bookcases away from where you sleep or sit.

*Hold down collectibles, pottery and lamps with earthquake putty and/or museum wax.

*Hang mirrors and pictures on closed hooks (*these hooks can be purchased at hardware stores and are specially designed for earthquake movement*).

*Secure furniture, water heaters, etc. with straps.

For more information on emergency preparedness kits, visit the website at srcity.org/cope.

Parents, Please Read!

Recently an incident occurred when a postal carrier drove around a corner and just missed hitting a child riding a razor scooter in the wrong lane/direction. Please note the following in the **Rules**:

"Bicycles, skateboards, and motorized vehicles shall be operated on the streets and parking areas only; except that young children may ride non-motorized cycles on sidewalks, but must give pedestrians right of way. Parents have the responsibility to ensure that all toys and cycles are removed from the Common Area when not in use. At no time should cycles or toys block sidewalks or roads. Owners who ignore their responsibility in this regard are subject to immediate fines. Even very small objects on the walks are trip hazards".

Please do not leave toys or other items in the Common Area. Children are allowed to play in the grassy areas and/or the playgrounds only. Please do not allow your children to play in the landscaping in front of the units.

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.



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

Pool Closing

The pool is closing **Thursday, October 30th**. We hope everyone enjoyed the summer pool season!

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.

Also, do not park in other resident's assigned numbered parking spaces.

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 car repairs are allowed on Woodgate Glen property.

Help Reduce litter!

If you do not want to receive the free SR Press Democrat papers that are tossed in front of your garage door, please call the Press Democrat at 575-7500 and ask them to stop delivery. The Association can't do this as it must be done by each resident/owner for their own address.

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