

Woodgate Glen HOA

SPRING 2020

Board Meetings

Board meetings are generally held on the 4th Monday of each month at the offices of: Focus Real Estate. However, due to the shelter-in-place order by the Governor, meetings are currently being held via Zoom Meetings.

The next meeting is scheduled for June 1, 2020 at 6:30 p.m.

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

www.woodgateglen.com



Board of Directors:

Brent Swinth, President
Adriana Call, Vice President
Renay Hinchler, Secretary
Tammy Zenner, Treasurer
James Inskeep, Member at Large

Committee Members!

We need Committee Members! If you are interested in serving on the Landscape, Parking, Pool, Communications or Architectural Committee please contact Management.

Focus Real Estate & Inv., Inc.

Ph. 544-9443 x102
Melissa Woehrle, Property Manager
Melissa@focus-re.com
After Hrs. Emergency: 544-9443 x123

Opening for Board Members!

There are two (2) positions available on the Board of Directors. If you are interested in serving on the Board, please submit your bio to Management. This is a great way to get more involved with your community and be a part of the decision making process of Woodgate Glen!

Pools and Playgrounds are

closed until further notice due to COVID-19. As part of the Shelter in Place order, gatherings are not allowed. Therefore, all pools operating under permit from the County Environmental Health Department office must not allow entry except for the maintenance of the pool.

A public pool is any body of water that holds a County of Sonoma Permit to Operate.

We understand this is an inconvenience and very disheartening to many residents however, this is *not an HOA decision* but an order from the County Environmental Health Department. For more information go to:

<https://sonomacounty.ca.gov/Health/Disease-Control/Coronavirus/Public-Pools-and-Spas-COVID19/>

Landscaping and Tree Work

Recently the Board has approved proposals from Atlas Tree Service to perform tree pruning and tree removals for building clearance, thinning, lessening weight, and general tree health. The work began on Wall Place and has continued so that by the time you read this, you will likely have seen work completed on Wall Place, Oldfield Way, and Harvest Lane and tree work will have begun on Gate Way. This work has been extensive and the trees look very nice and healthy. If you have concerns about a tree near your unit please contact Management so that the arborist may come and inspect the area.

Speaking of landscaping, please remember that you are responsible for the landscaping inside your Exclusive Use Common Area (aka: your patio) If you have trees that are growing above the first eave of the unit, they must be trimmed back and maintained at a height below the first eave so that you may avoid fines. It is also very important that you keep any ivy or other foliage away from the building so as to avoid causing damage to the siding.

Dog Owners... Please keep your dog on a leash – it's a rule at Woodgate as well as a City ordinance. If you see a loose dog or need to report an incessant dog barking issue, call Animal Control at 565-7100. Management has received multiple complaints recently of dogs being allowed to defecate in the Common Area.

Please remember to always carry a bag and pick up after your dog. Please report to Management if you see someone violating these rules.

Creek Fence Update

The proposed fence project has been an ongoing process that has now been extended even further due to the shelter-in-place order and the cancellation of non-essential City Planning Department meetings. The Board is still working with the attorney and gathering important information so as to be prepared for when meetings resume.

Email Notification

You have the option to receive email notification of meeting notices and newsletters. Email notices save you and your HOA money in printing and postage costs. If you would like to sign up, please fill out the enclosed Email Authorization Form.

General Maintenance Updates

Siding Work/Dry Rot Repairs:

As you know recently the Board has authorized a licensed contractor to perform siding repairs, replacements, and general maintenance on some of the buildings. This will be an ongoing process as the contractor walks the property doing visual inspections to determine the next phase of recommended siding work.

Gutter Repairs and

Replacements: After the most recent gutter cleaning, the Board was presented with a list of recommended gutter and downspout repairs and necessary replacements. The Board will be reviewing bids and making comparisons so that this work will be done quickly and efficiently.

Asphalt Repairs/Replacements

A member of the Board will be meeting with asphalt replacement companies to provide a clear idea of the areas where asphalt is in need of repairs and replacements. The paving work could be scheduled as early as this summer. Please keep this in mind as parking will be challenging during the few days that the work is being completed.

Spring Cleaning!

This time of year is a great time to do some spring cleaning. Did you know that you can have the garbage company haul away 2 large items for free? Recology offers free pick up 2 times a year of large items that will not fit in a trash bin. They will even take and properly dispose of appliances. For more information, please call **1-800-243-0291**

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.

NO SMOKING!

Please remember that smoking is prohibited in any unit of a multi-family residence and is prohibited in any Common Areas of multi-family complexes. If you have questions or concerns, please call the Breathe Easy Hotline and speak with Ellen Swedberg at (707) 565-6680 or visit their website: <http://www.sonoma-county.org/health/topics/smokefreeinfo.asp>

PARKING RULES

Visitor parking is for visitors; however, parking continues to be one of the most prevalent violations in our complex. Please remember that Residents may not park in Visitor Parking. Any vehicle noted as being parked in Guest Parking for 10 or more times within ANY ten (10) day period will be considered a Resident vehicle and will be tagged for towing. Owners are responsible for making sure frequent visitors are aware of this Rule. If your vehicle is towed the owner of the vehicle will be responsible for paying to get it back.

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

Landlords Please be advised that you are responsible for the actions of your tenants and their guests or invitees. According to the Rules, you are required to provide Management with updated contact information when you have a change in tenants. You are also required to inform your tenants about the Rules and the consequences of violations. If you need a copy of the Rules to provide to your tenant please contact Management. These may also be found on the website at www.woodgateglen.com

Architectural Changes

Please be aware that any architectural changes or additions you make to your Unit or Exclusive Use Common area, including installation of satellite dishes, must be approved by the Board before any work has begun. Please contact Management for an architectural request application and submit for Board approval **before** making any exterior (and some types of interior) architectural changes. Architectural applications may be found on the Woodgate Glen website.

Ongoing Rodent Problems

Pest control experts have noticed a significant increase in rodents over the last few weeks citing the closure of restaurants and stores as a contributing factor. According to the CC&Rs pest control is an Owner responsibility. However, due to the high number of calls and concerns being brought to our attention; the Board has contracted with a pest control company to place bait boxes throughout the Common Area. Homeowners are encouraged to have your unit and crawl space inspected and treated if necessary. You should also take care to remove excess debris, ivy, woodpiles, etc. from your patio and do not ever leave pet or bird food out in the patio as these are major attractants for rats.

Fire Season is Just Around the Corner

Although the Association carries a master policy for the structure and Common Area, every Owner needs to carry their own insurance policy. This type of insurance is called an HO-6. This policy will cover the individual Unit Owner's improvements, personal property, and personal liability. The HO-6 policy is the responsibility of each Owner to obtain and pay for. The premiums for HO-6 policies vary depending on individual needs. Please contact your agent to make sure you have the appropriate insurance. Tenants should also consider a renter's insurance policy so that personal property would be covered in case of a major loss.

Dryer Vent Cleaning is an Owner Responsibility and according to the National Fire Protection Association, nearly 17,000 home clothes dryer fires are reported each year causing death, injury and property loss. Unsurprisingly, the leading cause of these fires, at 34%, is the failure to clean dryer vents! Now is a great time to get your dryer vents cleaned out. You may use any licensed contractor of your choice but Dryer Vent Wizard has done work for residents within the complex in the past. They can be reached at (707) 326-7171.