



WOODSBOROUGH

Board of Directors

President: Bharat Ghinaiya
Vice-President: Joe Bouchard
Secretary: Nelson Yang
Treasurer: Dean Nichols
Director: Bashkim Berani

Architectural Chair

Andrew Price

Webmaster

David Bishop

Management Company

Lilac Management Group

On-Site Manager

Steve Slusher

Assistant On-Site Manager

Kidane Tesfaghiorghis

Office

990-A Kiely Blvd.
(408) 984 - 3345 Phone
(408) 984 - 3371 Fax
WoodsboroughHOA@gmail.com

Office Hours

8:30 AM to 5:30 PM, Mon. - Fri.

After Office Hours

Contact the Watch Service at:
(408) 639 - 9598

Watch Service

(408) 639 - 9598
On site 5pm - 8am Mon-Fri
Weekends and holidays - 24 hours

Dues/Assessment Info

N. A. Shade & Associates:
(408) 225-3001

Emergency in the Common Area:

WOODSBOROUGH HOMES ASSOCIATION

Monthly Newsletter for Homeowners & Residents January 2016



Home Renovation

Before making any changes to your home, first read the CC&R's and the Rules Handbook. Then ask the office if your proposed change requires permission from the Architectural Committee. This includes wiring for cable TV and satellite dishes.

Unapproved changes may result in your being required to restore the unit to its condition prior to the changes at your own expense. When you have a contractor doing the work, be sure they know they must take all the debris away with them. They may not discard debris in any of our Woodsborough dumpsters. This should be written into their contract.

The current rules only allow work to be done on weekdays from 9 am to 6 pm and Saturday from 10 am to 5 pm. No work is permitted on Sunday, or on Holidays during which the Association office is closed.

Second Hand Smoke

The next **Second Hand Smoke Committee** meeting will be held Tuesday, January 5th at 7pm in the rear clubhouse.

Those of you wishing to see smoking banned in condominiums are especially welcome to the next 2nd Hand Smoke Committee meeting. We will discuss requesting the Santa Clara City Council join the other CA cities in banning smoking.

Grease

This is the season of turkeys and holiday meals...often containing a lot of fat. Please pour animal fat into tin cans and let it cool. Once it is hardened, you can dispose of it in the trash!



Covered Parking

As you may know, when we moved here we were given one deeded covered parking space, though there are a few that have two. We also know that parking is limited. Unfortunately, some people are not using their deeded covered parking spaces and are parking their cars in open spaces.

Even though this is not against the rules it is very rude. Imagine coming home late at night and there are no parking spaces available and yet as you walk from your car to your home you see your neighbors parked in an open space and their covered space not being used. The same goes for people who have

To report a maintenance emergency in the common area, such as a broken water pipe, please contact the On-Site Management Office at: (408) 984-3345

Emergency (Fire / Crime, etc.)
CALL 911

Police Non-Emergency Line
(408) 615-5580

Second Hand Smoke Committee
Meeting is Tuesday, January 5th at 7p.m. in the rear clubhouse.

Finance Committee Meeting
Wednesday, January 6th
7pm, in the rear clubhouse

Board of Directors Meeting
Wednesday, January 13th
7pm, in the rear clubhouse

Come to the Board meeting and get a bite to eat and stay for the meeting. An **Open Forum** is conducted at the beginning of the meeting for you to express your concerns, or offer suggestions. **Stay and see** how your Directors evaluate issues and reach decisions.

Landscape Walk-thru
Tuesday, January 19th
10am with TruGreen
Meet in front of office 990-A

Landscape Committee Meeting
Tuesday, January 19th, 2016
11:30am, in the rear clubhouse

The Landscape Committee always welcomes new members. All you need is an appreciation for our woody atmosphere and a desire to maintain it.

large vehicles that do not fit in the covered parking space. Another problem occurring are people parking in deeded spaces of units that are for sale. Just because the unit is for sale does not mean that the covered space is now open. The owner or their realtor may need to use it.

PLEASE USE YOUR COVERED SPACE WHENEVER POSSIBLE!!

Congratulations Nelson!

The annual meeting was held on November 30th with a total of 140 ballots received. Nelson Yang was elected and has started his service on the Board working with the four incumbents, Bharat Ghinaiya; Joe Bouchard; Bashkim Berani; and Dean Nichols.

These newly appointed Board members volunteer their hard work in order for our community to run as efficient as it does. Please come out and show your support and take an interest in your community. The Board meets Wednesday, January 13th at 7pm in the clubhouse.

980 Building

It is very important you immediately report any water entry to Management and make sure it is attended to. If you rent, your owner needs to be fully informed. Evidence of water entry could appear either on your ceiling or walls, most likely in your kitchen, bathroom and closets - the areas below the flat portion of the 980 roof.

The flat roof drain pipes run vertically in the walls between all the units and have been known to leak when the roof drains overflow, causing water to run down along the outside of the pipes resulting in water damage on all floor levels. Either the popcorn/smooth ceiling or the walls could discolor or appear lumpy or you could detect a moldy odor. Although rainwater can also enter through the living room window, it won't be due to flat roof problems. Keep its drainage holes cleaned out.

Landscape Committee

It is important to note that the meeting for the Landscape Committee has been changed. The Committee will now meet Tuesday mornings at 11:30am following their monthly walkthrough. Please note the new date and time on your calendar.

Garbage Enclosures

Please remember to close the gates of the garbage structures. Many times they are left open and can cause a road hazard. At night, people may not be able to see them and could run into one.

Remember, each time one of the gates is damaged, Woodsborough has to pay to have it repaired or replaced.

