



**WOODSBOROUGH HOMES ASSOCIATION**

**Monthly Newsletter for Homeowners & Residents  
March 2016**

**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](mailto: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

**Second Hand Smoke**

The Second Hand Smoke Committee invites other residents to join them at their next meeting at 7pm on **March 1, 2016** in the clubhouse. Please attend if you want to make Woodsborough more inviting to those who value smoke-free air for themselves, their children, and pets.

**Participate!**

New to Woodsborough? Have more time? Learn more about the workings of your community by joining us at our monthly Board meetings and see your elected volunteer Board members and volunteer residents in action. The Board or Committee meets on the second Wednesday of each month.

Less time? Ask that the draft and/or approved minutes be made available to you. You may have some great ideas that we will all benefit from. You can call the Office to be put on the distribution list.



**Plumbing Problems**

Our plumbing vendors report a lot of Q-tips, diapers, feminine products, and paper towels clogging sewer pipes. Whether you are a homeowner or renter, we all end up paying the resulting expensive plumbing bills. Only put "digested" food and toilet paper in the toilet. Other items (including dental floss that sticks to your pipes) belong in the trash. To reduce hair buildup in your bathroom sink and tub, you might consider adding a small exclusion screen which is available at most hardware stores.

Please pour animal fat into disposable containers, let it harden and then put it out with your trash. Wiping greasy utensils with a paper towel reduces pipe blockages.

Should you have a drainage problem or water leak during business hours, call the office at 409.984.3345. After hours or on the weekends, please call Watch Service. Call your own plumber if necessary.

**Rules and Regulations**

Our rules are designed to maximize the chance of our living close together without disturbing one another unnecessarily. Rules apply to homeowners, renters and guests.

**Emergency in the Common Area:**

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, or Watch Service after hours

**Emergency (Fire / Crime, etc.)**  
**CALL 911**

**Police Non-Emergency Line**  
**(408) 615-5580**

**Second Hand Smoke Committee**  
Meeting is Tuesday, March 1st. at 7p.m. in the rear clubhouse.

**Finance Committee Meeting**  
Wednesday, March 2nd  
7pm, in the rear clubhouse

**Board of Directors Meeting**  
Wednesday, March 9th  
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, March 15th at 10am with TruGreen. Meet in front of office 990-A

**Landscape Committee Meeting**  
Tuesday, February 16th at 11 am, in the rear clubhouse. The Landscape Committee always welcomes new members. All you need is an appreciation for our woody atmosphere.

Our quiet hours are from 8 pm to 8 am. This means keeping your radio, TV, computer games and phone conversations at a low volume. Don't "park" your dog in your balcony or yard where his/her whining and barking will disturb others. Clean up after your dog either using your own or one of the bags at the Pet stations around the complex. Please keep your dog leashed when you are walking him. Please be aware that odors and 2nd hand smoke may bother your neighbors. Claiming not to have read the rules is no excuse.

**Woodsborough Website**

If you ever want to know what's going on in Woodsborough, you can see the Board Meeting Minutes and even this Newsletter on our website. On the Woodsborough website ([www.woodsborough.org](http://www.woodsborough.org)) you can access past newsletters without a password, but to see more documents like meeting minutes you'll need a password. The 'user name' is the condo unit in the format 'xxxx-Y', 'xxx-Y', or '980-xxx' where x is a digit and Y is your unit letter in upper-case; the 'password' is in the format 'wxxx' where xxx is the last three digits of your account number (w is simply lower-case w for woodsborough). You can find your account number on your association dues statement.



**Pets** Please keep your pets out of the decorative bark and mulch located in various areas of the complex. They tend to make a mess and it is inconvenient to replace bark/mulch.

**Speeding in the Driveways**

Woodsborough's 5 to 10 mph Speed Limit inside the complex is designed to protect us all in our crowded driveways where visibility is often poor. There have been some close calls where pedestrians and vehicles were almost hit by people speeding through the complex at excessive speeds. If you see someone speeding please contact the office and report the vehicles license #; time of violation; and type of car. Help keep our homes and residents safely slowing down.

**Parking Rules**

A vehicle parked in an undeeded space without a parking permit for MORE THAN THREE (3) hours may be towed at the owner's expense. A vehicle WITH A PARKING PERMIT may be parked in an undeeded space for up to 72 hours. Even with a permit, vehicles must be moved within that time frame or risk being towed. No covered or uncovered undeeded parking spaces may be monopolized.



## Paint

Please do not dispose of paint in any of the dumpsters. Unused paint products can be taken down to the local Kelly Moore paint store located at 2057 El Camino Real near Scott Blvd. If you cannot take it down, we will pick up your extra paint and recycle it. According to [www.paintcare.org/products-we-accept](http://www.paintcare.org/products-we-accept), the following is a listing of what can and cannot be accepted for recycle. They have fees when you purchase them, and are accepted for free when you take them to drop-off sites:

- Interior and exterior architectural paints: latex, acrylic, water-based, alkyd, oil-based, enamel (including textured coatings)
- Deck coatings, floor paints (including elastomeric)
- Primers, sealers, undercoaters
- Stains
- Shellacs, lacquers, varnishes, urethanes (single component)
- Waterproofing concrete/masonry/wood sealers and repellents (not tar or bitumen-based)
- Metal coatings, rust preventatives

These products are not part of the program - They have no fees when you purchase them, and they are not accepted at drop-off sites:

- Paint thinners, mineral spirits, solvents
- Aerosol paints (spray cans)
- Auto and marine paints
- Art and craft paints
- Caulking compounds, epoxies, glues, adhesives
- Paint additives, colorants, tints, resins
- Wood preservatives (containing pesticides)
- 2-component coatings
- Deck cleaners
- Original Equipment Manufacturer (OEM) (shop application) paints and finishes

*Note: Containers that are leaking or empty - and containers without the original printed manufacturer's label are not accepted at retail drop-off sites.*

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