



WOODSBOROUGH

Board of Directors

President: Bharat Ghinaiya
Vice-President: Joe Bouchard
Secretary: Nelson Yang
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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

WOODSBOROUGH HOMES ASSOCIATION

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

Second Hand Smoke

The 2nd Hand Smoke Committee invites other residents to join them at their next meeting at 7 pm on May 3, 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. There have been complaints from residents about walking through concentrated pockets of 2nd hand smoke in the driveways and walkways on their way to their vehicles or homes. Please be considerate when selecting your smoking area.

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 safe by slowing down.

Car Break-ins

The carport considered vehicle and valuables to your



area in the complex should not be safe. Anyone walking by can look in your in a matter of minutes, walk away with your The best way to prevent theft and damage vehicle is to leave nothing inside.

Make sure you lock your car. This seems like a simple idea, and yet is so often ignored. A thief looking for a car to steal is more likely to go for the vehicle whose owner was kind enough to complete his first step for him, and has given him open access to everything inside.

Remove portable electronic devices such as smart phones and GPS navigation systems, including suction cup or bean bag type mount. Even the visible appearance of a suction cup ring on the glass windshield can be an enticement to a thief to break in and look for the GPS system.

If you are a victim, first call the Santa Clara Police Department non-emergency number at (408) 615-5580 and then notify the office so a record can be kept of incidents. If the office is closed, call the Watch Service after you call the SCPD.

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, May 3rd at 7p.m. in the rear clubhouse.

Finance Committee Meeting

Wednesday, April 6th
7pm, in the rear clubhouse

Board of Directors Meeting

Wednesday, April 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, 19th at 10am. As usual, 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.

Landlords

Make sure that your renters know our Woodsborough rules. Their failure to comply with the rules is your responsibility. Renters who violate the rules and their landlords can be called to a judicial hearing if there are continued violations.

So landlords, please make sure that your renters get a copy of the Rules Handbook and the monthly newsletter so they can stay up to date on our rules.



Laundry Etiquette 101

Be Considerate: Be There When the Cycle is Finished - It's very easy to get caught up in another task while you wait for your laundry to finish being washed, but keep track of the time. You should try to be back to the washing machine or dryers at least a couple minutes before the cycle has finished.

Don't Take Up All The Machines - There are other people who need to get their laundry done. It's very frustrating (and rude) when someone uses up every available machine - especially during peak hours. Its best to divide your laundry and do it in shifts.

Clean Out the Lint Trap - Clean up after yourself. Clean out the lint trap in the dryer, make sure that Bounce sheet finds the garbage, pick up the little pieces of paper that didn't survive the washing process, etc.

If You Find A Sock That Isn't Yours...Leave it on the laundry table. Don't throw it in the garbage. The person who lost the sock may come back and look for it. Wouldn't you be happy if you saw that a considerate person had left it for you to find?

Report Theft - If you see a person stealing someone else's basket or clothes, report it! How would you feel if someone stole your items and the one and only person who saw it happen didn't say anything?



Fire Prevention

Even though a skimpy 2 wire extension cord might be approved by UL Laboratories, they are intended for short term use ONLY. Always check their rated wattage, keep them well ventilated (not pinched behind furniture or under a rug or clutter) and if needed, replace them with a 15 amp surge protector, not a look alike power strip. Surge protectors have a fuse to cut off the power if overloaded. Some plug into a wall electric receptacle with a flat design. Remember, never join multiple cords together or attach them to surfaces with nails or staples.

Outdoor Cooking

It is nearing that time when weather is more suitable for outdoor cooking. Here are a few reminders of the rules:

Open-flame cooking devices such a charcoal or liquefied petroleum gas (LPG) burners shall not be operated on wood balconies or within ten (10) feet (3,048 mm) of combustible construction.

It is not acceptable to operate a charcoal barbeque unit on a wood balcony or within 10 feet of combustible construction, including the surrounding walls and overhang.

It is not acceptable to store or operate an LPG barbecue with a LPG fuel container size greater than 1 pound LPG capacity on a wood balcony or within 10 feet of combustible construction, including the surrounding walls and overhang.

Warm swimming pools!

All of our pools are open for use. The front pool closest to the office on Kiely and the family pool in the back are now solar heated. The middle pool is never heated.

For everyone's safety, no animals, glass, outdoor cooking, skateboards, running, diving, pushing, alcohol or smoking is allowed at any pool. If you use lotion or oil, please shower before using the pool and put a towel on the pool furniture. Please read the rule book for more of our 25 rules.

Remember that our Watch Service is authorized to inspect your common area keys, which helps ensure the pools are used only by current Woodsborough residents and their guests (limited to 4 per unit).

Insurance

Some lenders are now requiring HO-6 insurance policies for new condo unit purchases. HO-6 condo insurance comes in two coverage levels, but the most popular among owners is the "bare walls-in" policy.

Bare walls-in condo insurance covers a unit from its interior framing inward, you would be responsible for insuring all the interior contents in your home including appliances, personal belongings, bathroom/kitchen fixtures, flooring, etc. if there was a loss. Bare walls-in HO-6 insurance policies are the minimum required by condo mortgage lenders.

HO-6 policy benefits include:

- Coverage for damage to personal property such as furniture, computer equipment, and clothing
- Fill in the gaps of the master insurance policy and cover losses under master policy deductibles
- Personal liability coverage
- Interior walls and floor coverings coverage
- Coverage for improvements or upgrades (most master insurance policies only cover the original condition and value of the unit).
- Usually has small deductible and fairly inexpensive

Under the new lending rules, an HO-6 insurance policy must provide coverage for no less than 20% of the condominium unit's appraised value.

The HO-6 policy is a must have for every condominium owner!

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