



WOODSBOROUGH

Board of Directors

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

Architectural Chair

Andrew Price

Webmaster

David Bishop

Management Company

Lilac Management Group

On-Site Manager

Steve Slusher

Assistant On-Site Manager

Kidane Tesfagiorghis

Office

990-A Kiely Blvd.

Hours: 8:30 AM to 5:30 PM

Mon. - Fri.

Phone: (408) 984 - 3345

Fax: (408) 984 - 3371

WoodsboroughHOA@gmail.com

Watch Service

On site 5pm - 8am Mon-Fri

Weekends and holidays - 24 hours

Contact the Watch Service at:

(408) 639 - 9598

Dues/Assessment Info

N. A. Shade & Associates:

(408) 225-3001

Police Non-Emergency Line

(408) 615-5580

WOODSBOROUGH HOMES ASSOCIATION

Monthly Newsletter for Homeowners & Residents
September 2016



Annual Board Election !!!

In November, all homeowners will have the opportunity to vote for their next Board of Directors. There will be vacancies on the Board, so those folks willing to serve as a Board member should call the office. Volunteers are also needed to serve on the Nomination Committee as well as Election Inspectors. Help out your community!

Junk Mail

Regrettably, our budget doesn't allow for purchasing larger mailboxes, and so we are left with boxes too small for all the junk mail the carrier must try to fit into them. When someone finds crushed personal mail, they jam the junky stuff into the larger box below, making a bad situation worse. Please, take the time to put the junk mail with your other recyclables in the recycling tote.



Incident Log

There were no incidents to report this month, but everyone should be vigilant when out in the neighborhood. Also, remember to remove all of valuables from your car and keep it locked when not in use.

Second Hand Smoke Committee

The Second hand Smoke Committee will meet again on Tuesday, October 4th at 7p.m. in the rear clubhouse. They wish to remind everyone to please consider smoking on the public streets (Kiely, Kaiser, and Santa Lucia) instead of on Woodsborough property in order to avoid 2nd hand smoke intrusion into resident's homes.

Speed Bumps

The Board of Directors is considering installing additional speed bumps within the complex. What are your feelings as to where they should be placed? Anyone with positive ideas for speed control within Woodsborough, please notify the office.

Emergency (Fire / Crime, etc.)

CALL 9-1-1

Call this number first before calling the Watch Service

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

Second Hand Smoke Committee

Meeting is Tuesday, October 4th at 7p.m. in the rear clubhouse.

Finance & Budget Committee Meeting

Wednesday, September 7th at 7pm, in the rear clubhouse

Landscape Committee Meeting

Tuesday, September 20th at 11 am, in the rear clubhouse. The Landscape Committee always welcomes new members.

Landscape Walk-thru

Tuesday, September 20th at 10am. As usual, meet in front of office @ 990-A

Board of Directors Meeting

Wednesday, September 14th at 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.

Large Capacity Washers

Old time residents may recall capacity washer was in the front unfortunately removed when It washed large blankets and would cost to drive to the laundromat. If you would like to see a large capacity washer (or 2) added, indicate your preference on the petition in your laundry room. With sufficient interest, management may have one or more installed.



how helpful the LARGE laundry room that was front loaders were installed. comforters for less than it

Aluminum Wiring Project

Woodsborough and their insurance company have stipulated that the electrical wiring in all units will need to have minor corrections completed in order to satisfy the policy of the complex's insurance. Here is a general description of the work they will perform. More detailed informational notices will be distributed as the work nears your building.

What will we be doing?

- Remove all electrical cover plates, existing outlets, and switches in order to install a new approved connector made for aluminum wiring.
- Install new toggle type switches and tamper proof outlets.
- Install new electrical cover plates

How long does it take?

- The repairs should be conducted in 1 business day per unit. Homeowners must be home during scheduled work day assigned.
- You will receive a 2-week notice and 72-hour notice of work to begin on your unit as we approach the schedule date of your unit.
- Project Duration will be from July to December for Phase 1

What do I need to do?

- Be present the day of your scheduled day of work 8:00am to 4:30pm
- Please make sure all valuables have been secured
- All pets must be removed or secured as we move throughout the house
- Prior to entering the unit, we will need a signature for clearance of liability regarding furniture moving
- The power will be turned off at the breaker. Please unplug/shutdown electronics.

Oriental Cockroaches

A pest control company was called in to treat the complex for Oriental cockroaches. They used a granular insecticide bait called "Advion" in the common areas. The bait was not used out in the open such as in the grass or dirt, but instead in the dumpster areas, near sewer openings, or in anywhere the insects might have a home. Since patios are not considered to be part of the common area, the workers did not place any bait inside people's patios.

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