



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

Assistant On-Site Manager

Kidane Tesfaghiorghis

Office

990-A Kiely Blvd.
Hours: 8:30 AM to 5:30 PM,
Mon. - Fri.
(408) 984 - 3345 Phone
(408) 984 - 3371 Fax
WoodsboroughHOA@gmail.com

After Office Hours

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

Watch Service

On site 5pm - 8am Mon-Fri
Sat-Sun - 24 hours
Contact the Watch Service at:
(408) 639 - 9598

Dues/Assessment Info

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

WOODSBOROUGH HOMES ASSOCIATION

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

Garbage 101

An inspection of any dumpster in the complex will reveal that many of us are not utilizing the City's recycle program. For example, lots of cardboard and other paper products are deposited into the dumpsters on a daily basis. These should be recycled. Many other items should be put into the recycle bins instead of the dumpsters as well. More recycling can reduce our assessments.

Items which should be recycled:

Newspapers - Magazines - Plastics - Glass - Cardboard
Aluminum or tin cans - Scrap metal - Mixed paper

Items NOT to be recycled

Pizza boxes - Styrofoam containers - Motor oil
Large items such as couches or mattresses

For more information please contact the Recycling Hotline
(800) 533-8414 or visit www.RecycleStuff.org

Annual Meeting

The 2016 Annual Meeting will be on November 16th, 2016, at 6PM at the Clubhouse. This meeting is a chance for the membership to make itself heard and to affect the future direction of the Board and the Association. At the meeting, the election of the new officers of the Board will be held. If you would like to run for the Board, please contact Lilac Management Group at info@lilacmg.com. You may include a statement of not more than 250 words to be sent along with the ballot. The deadline for candidacy is October 1st, 2016. Formal notice will be sent soon regarding the annual meeting, along with the ballots for the election.

Utility Costs

Per reports from Inside and other sources, utility costs are projected to rise across the board in 2017, with increases ranging from 3% to 7%. This may cause a rise in the Association's 2017 budget to cover expenses, as well as, of course, an increase in personal costs. To minimize the effect of the rise in costs on your personal bills, do your best to conserve usage of utilities through things like not leaving lights

Emergency (Fire / Crime, etc.)

CALL 911

Police Non-Emergency Line
(408) 615-5580

Second Hand Smoke Committee

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

Finance Committee Meeting
Wednesday, October 5th
7pm, in the rear clubhouse

Board of Directors Meeting
Wednesday, October 12th
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, October 18th at 10am.
As usual, meet in front of office @ 990-A.

Landscape Committee Meeting
Tuesday, October 18th at 11 am, in the rear clubhouse. The Landscape Committee always welcomes new members.

running and reducing water usage.

Recent Incidents

There were more than 8 incidents last month including car or storage locker break ins and dogs off leash charging after a resident (with the dog owners standing by). Please make sure your leash is firmly attached to your dog at one end and yourself on the other end. Dog bites can be painful and costly.

Large Washing Machines

Thank you to those residents who took time to respond to the survey asking whether they would like to see a large capacity washer in one of our laundry rooms. The results will be given to management and the Board who may contact Coin Mach.

Antenna Survey

The Association has roof antennas for televisions. Maintenance of these antennas is a reoccurring cost for the Association that could be cut if there were no need. Therefore, we are asking that residents fill out the below form and provide it to the office and/or email us their answers.

Name: _____

Unit #: _____

Do you use the antenna system for television? [] Yes [] No

Clubhouse

We encourage all owners and residents to make use of the clubhouse through renting it out for engagements. All owners in good standing are allowed to rent out the clubhouse, as are all tenants that have been registered with the Association through a Confidential Information Disclosure Form.

If you wish to rent out the clubhouse, complete a rental form from the office. There is a \$50 rental fee a refundable \$75 security deposit that will be returned if the clubhouse is left in good condition. Just before your event, have the Watch Service open the clubhouse for you. After your event is concluded, clean the clubhouse, including removing all decorations and tape.

