



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

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
December 2016**

Annual Meeting/Board Election Delayed

Please note that due to an error in the election materials sent to the homeowners made by Lilac Management, we are restarting the election process to ensure that all owners are properly represented. New election materials will be sent to all owners, and the new annual meeting date will be Tuesday, January 3rd, at 7PM. We thank you for your patience and your understanding.

Also, it is critically important that you place your vote. A quorum of 50% of the membership is required for elections, and at the November meeting less than 25% of the membership had cast their ballot or was present, forcing us to adjourn. Please vote as soon as you receive your ballot to ensure that you are represented and that the election goes as smoothly as possible.

Proposed Rules Change

As noted in the previous newsletter, there is a proposed rule change, as follows: Rear Club House Rules #12: The Clubhouse is available for rent and use from 8am to 10PM. Quiet hours start at 8PM. If you have any comments, questions, or concerns with the proposed rule, please contact the front office. As notice has now been present for thirty days, a hearing to discuss this rule change will be held at the December 14th, 2016 Board meeting. We look forward to seeing you there.

Guest Parking

With friends and relatives visiting for the holidays, it's important to keep in mind the parking restrictions of the Association. All guests parking in open parking spaces must obtain temporary permits from the office. If a car is parked for more than three hours without the permit, we will make all due effort to contact the homeowners, but be aware that towing may result.

Recent Incidents

There have been multiple recent security issues, including

Emergency (Fire / Crime, etc.)

CALL 911

Police Non-Emergency Line
(408) 615-5580

Second Hand Smoke Committee

Date to be determined.

Finance Committee Meeting

Wednesday, December 7th
7pm, in the rear clubhouse

Board of Directors Meeting

Wednesday, December 14th
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, December 20th at 10am. As usual, meet in front of office @ 990-A.

Landscape Committee Meeting

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

break-ins to storage lockers and cars. Please report any suspicious persons seen on the property to the police, office, and Watch Service. Please also take care to lock your car when leaving it unattended. If any incidents occur, please report them as soon as possible to the front office.

Plumbing

With holiday turkeys and other fatty foods on many holiday menus, it is important to remember to pour greasy/oily food waste into disposable containers - never down drains where it backs up in our sewer lines. Reducing Woodsborough's hefty plumbing bills also reduces your monthly assessments/rents.

Decorations

Soon, Woodsborough will be a winter wonderland, and we look forward to seeing the decorations and displays by our residents. However, please remember that, per the rules, decorations can be posted no earlier than December 11th, and must be removed by January 7th.

Architectural Requests

If you are making structural and/or exterior changes to your unit, please make sure to first make an architectural request. Forms for this can be obtained from the front office, and should be submitted to the architectural committee. Beginning work without proper Board approval may result in hefty fines and may require you to remove any work done to date. If you have any questions about the process, please feel free to contact the front office or Lilac Management.

Holiday Safety

While enjoying your celebrations this month, here are some simple safety tips to help you out:

- Don't leave lighted candles unattended, and keep them away from curtains, plants, etc.
- If you have a tree, keep it watered to avoid fire risks.
- Inspect lights to make sure that the cord shows no sign of damage or stray wires.

Best Wishes

With the holiday season in swing, the Board and Lilac Management would like to take a moment to offer our best wishes for the coming year to all residents and owners. Have a happy holiday season, and have a wonderful 2017.

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