



WOODSBOROUGH

**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](mailto: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  
January 2017**

**Annual Meeting Reminder**

Please note that the annual meeting date will be Tuesday, January 3<sup>rd</sup>, at 7PM, in the clubhouse. We welcome your attendance.

As previously noted, we have restarted the election procedure, and even if you have previously sent your ballot we ask that you send in the new blue ballot so that your vote is counted. It is very important that you submit your completed ballot as soon as possible, although there are only 4 candidates for the 5 Board positions. If you haven't already mailed it in your envelope or provided it to the office, you can bring it to the meeting. Be sure to read the voting instructions. Without your ballot, we can't have an election.

**Clubhouse Rules Change**

At the December 2016 Board meeting, the rules were amended as follows: "Club House Rules #12: The Clubhouse is available for rent and use from 8am to 10PM. Quiet hours start at 8PM." This rule change brings the hours for the clubhouse into line with the pool hours, ensuring an easier use experience.

**Parking Rules Change**

At the December 2016 Board meeting, an amendment for the parking rules was proposed as follows: "Vehicles parked in any parking stall directly in front of a resident's front door or window must park facing the unit (no backing in)." The intent of the change is to prevent a resident's health and safety being impaired by noxious exhaust fumes entering their home. If you have any concerns about this proposed rules change, contact the Board via management or tell the Board directly at the January 13, 2017 Board meeting, at which an open forum will be held to discuss the proposed amendment.

**Recent Incidents**

Woodsborough continues to have vehicle break-ins similar to our surrounding residential neighborhood. Always lock your vehicle and don't keep valuable possessions there. There was a

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

**CALL 911**

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

**Second Hand Smoke Committee**

Tuesday, January 10th 7pm, in the rear clubhouse

**Finance Committee Meeting**

Wednesday, January 4th  
7pm, in the rear clubhouse

**Board of Directors Meeting**

Wednesday, January 11th  
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, January 17th at 10am. As usual, meet in front of office @ 990-A.

**Landscape Committee Meeting**

Tuesday, January 17th at 11 am, in the rear clubhouse. The Landscape Committee always welcomes new members.

recent report where a couple persuaded a resident to let them in to get some water, distracted the resident and stole car keys used to steal the resident's car. Thefts were made from coinboxes in 2 of our 4 laundry rooms, perhaps by people who residents allowed in without using a key. Please do not allow anyone to follow you into locked areas without a key.

**Aluminum Rewiring**

As you may know from the September newsletter (also on Woodsborough's website), GB Group has been correcting our internal aluminum wiring as required by our master insurance policy company. Although your re-wiring may have been done, please review these updated instructions.

*What will be done?* All outlets, switches and ceiling fans & lights will be inspected and minor repairs or replacements will be done as required.

*How long does it take?* One business day after at least 1 month's notice. Please note that there is a fine for no-shows.

*What do I need to do?*

Secure pets.

Sign clearance of liability for GB Group's required furniture moving.

Unplug/shutdown electronics before GB workers arrive to turn off the power at the breaker.

Make sure GB workers record and photograph any burned circuits discovered.

Before GB workers leave, and after observing them test all outlets and switches, sign off on their form showing that all work was done to your satisfaction.

**Double Pane Windows**

A meeting will be held to discuss the double pane window settlement from the neighboring school on January 9<sup>th</sup>, 2017, at 7PM in the rear clubhouse. All members are welcome to attend to discuss this matter.

**Decorations**

We hope that the holidays this year were a wonderful experience for you, and enjoyed seeing your decorations and lights during the holiday season. Please note that all decorations must be removed by January 7<sup>th</sup>.