



WOODSBOROUGH

Board of Directors

President: Bharat Ghinaiya
VP/Secretary: Joe Bouchard
Director: Bashkim Berani
Director: Debbie Shields

Officers

Dean Nichols, Treasurer
Andrew Price, Architectural
Chair
David Bishop, Webmaster

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
July 2017**

**Would you like to change how things are done at
Woodsborough?**

Here is your chance!

There is a vacancy on the Woodsborough Board of Directors. If you think you might be interested in serving on the Board, contact our office at WoodsboroughHOA@gmail.com, or come to the next Board meeting, July 12 at 7 pm in the rear clubhouse.

Fourth of July

We hope you all will have a happy and safe Fourth this year. Please remember to follow all rules and regulations of the Association while celebrating, and to clean up after yourself if you grill. The Watch Service will be monitoring guest parking and ensuring that guests are following the rules, and we recommend planning out parking in advance. Again, we wish you all the best with your summer fun!

Sinks and Plumbing

There have been reported issues with residents washing paintbrushes and similar in the sink, leading to long-term pipe buildup. Please refrain from washing anything that could cause buildup in the sink, including paint, grease, and anything else that stands a risk of solidifying and causing issues with backup.

Rule Adoption

At the June 14th meeting, a new rule regarding parking was adopted. Please note that going forward, per the rules, no vehicles may be parked with their back directly facing the door of any unit. The spaces that this rule applies to have been marked. Thank you for compliance.

Financial Waste Consulting

A reminder that Financial Waste Consulting recently began managing the waste on the property, and will be on-site regularly to manage waste. Thank you for letting them work.

Emergency (Fire / Crime, etc.)

CALL 911

Police Non-Emergency Line
(408) 615-5580

Second Hand Smoke and Other Toxins Committee

Tuesday, September 5th
7pm, in the rear clubhouse

Finance Committee Meeting

Wednesday, July 5th
7pm, in the rear clubhouse

Board of Directors Meeting

Wednesday, July 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, July 18th, at 10am.
As usual, meet in front of office @ 990-A.

Landscape Committee Meeting

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

Dual Pane Windows - a proposal

We will hold an open meeting for homeowners who have questions or wish to comment on this proposal, at the clubhouse at the rear pool at 7 pm on Wednesday, July 19. The Board of Directors will consider the comments from this meeting at the August Board meeting before deciding whether to adopt the proposal.

We received a settlement of \$20,000 to pay for dual-pane windows for units which are affected by noise from the high school athletic fields. Here is our proposal on how to distribute these funds:

1. The funds will be divided among those homeowners who apply for them and provide receipts showing that the windows have been purchased and installed.
2. Higher priority will be given to those units which face the athletic fields directly, with highest priority going to second and third floor windows. If there are funds remaining, they will be given to owners of units that adjoin the school but don't have windows facing that direction, and then to units farther away from the school who claim to be affected by the noise.

Here is the plan to implement this program:

1. Publish an item in two successive newsletters, explaining the program and stating a deadline for applications that is 30 days after the publication of the second newsletter (this is the first deadline).

2. After the first deadline, each application will be evaluated according to the location of the unit and windows, and assigned a priority number:
Priority 1 = second and third floor windows that face the school athletic fields directly.

Priority 2 = first floor windows that face the school athletic fields directly.

Priority 3 = units that adjoin the high school property but don't have windows facing that direction.

Priority 4 = units that don't directly adjoin the high school property but claim to be affected by noise from the school.

3. The amount of the settlement will be divided by the number of priority 1 applications received by the first deadline, to set the amount available for each unit. A letter will be sent to the priority 1 unit owners who applied, telling them the amount available to them and the deadline for collection, 30 days (maybe 60 days?) after the letter is mailed (this is the second deadline).

4. Owners of priority 1 units who provide receipts for the purchase and installation of the windows by the second deadline will be reimbursed the amount available per unit or the amount spent, whichever is less.

5. If funds remain after the reimbursement of the priority 1 owners who provide receipts by the second deadline, this process will be repeated for priority 2 units, and so on until all the funds have been expended.