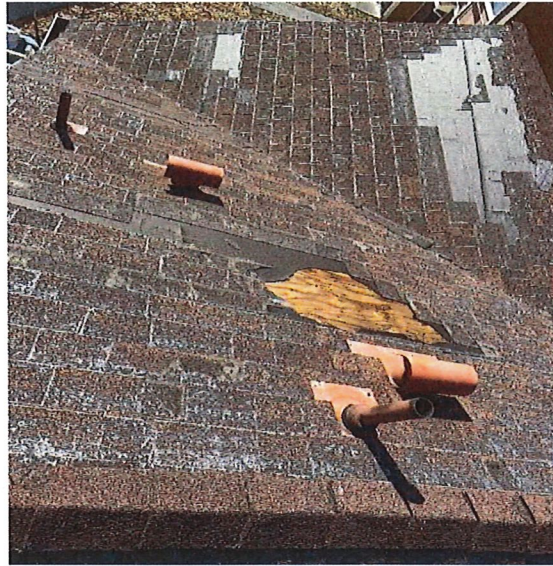


THE ROOFS/GUTTERS/SIDING DAMAGED AND REPAIRED DUE TO STORMS

7574 Burgoyne
4103 Brookfield
4105 Brookfield
4107 Brookfield
4115 Brookfield
4116 Brookfield
4123 Brookfield
4125 Brookfield
4131 Brookfield
4135 Brookfield
4147 Brookfield
4167 Brookfield
4193 Brookfield
60 Creeks Edge
4074 Savannah
4075 Savannah
4080 Savannah
4083 Savannah
4094 Savannah
4050 Weymouth



4064 Weymouth
4066 Weymouth -
roof and gutter
4072 Weymouth
4075 Weymouth
4077 Weymouth
4078 Weymouth
4081 Weymouth
4082 Weymouth
4083 Weymouth
4112 Weymouth
4092 Savannah -
gutter

EXCEPTION:

4093 Weymouth -
owner must remove
the solar panel before
work can commence
4094 Weymouth
4098 Weymouth
4109 Weymouth

**WW Board
Update
March
2023**

PAGE 2 - AGENDA

PAGE 3 - MINUTES

PAGE 4 - LIENS & FORECLOSURES IN THE QUE

PAGE 5 - PROJECTS AND OTHER INFO

**PAGE 10 - EDUCATION CORNER -
ATTACHMENTS**

VIOLATIONS

CREDIT REPORTING

PENDING HOA LEGISLATION



Wildwood HOA
Board Meeting Agenda
March 24, 2023

CALI to order: Time:

Attendees:

Open forum Rules

During open forum, each attendee may address the board for up to 3 minutes. A director or manager may briefly respond to statements made or questions posed.

Speakers must observe rules of decorum and not engage in obscene gestures, shouting, profanity, or other disruptive behavior. If a speaker is in the middle of a sentence when time is CALLED, he/she may finish their thought before sitting down. The time guidelines ensure that others have an opportunity to speak. Speakers may not allot their time to others. All persons must follow Meeting Rules "Roberts Rules".

- Approval of minutes
M
S
C
- Treasurer's report*
M
S
C
- Manager's report to include Insurance Renewal**
M
S
C
- Liens
M
S
C
- Adjournment of open meeting



**Board Meeting Minutes
September 20, 2022
Meeting Time: 3:00 P.M**

CALI to order: 3:05 p.m.

Attendees: Patrick, Diana, Fred, Lisa

Absent:

No community members were in attendance.

- The Board resolved the approval of minutes for July 2022.
 - M - D
 - S - Y
 - C - All
- The Board resolved to accept the Treasurer's report.
 - M - D
 - S - Y
 - C - All
- The Board resolved to accept the Manager's report. **
 - M - D
 - S - Y
 - C - All
- Liens
 - N/A
- Adjournment of open meeting: 8:00 p.m.
- Report posted online @ lisafranchoa.com within 30 days of the meeting.
- ** Report posted online @ lisafranchoa.com within 30 days of the meeting.

KEY:

M= MOTION

S= SECOND

C= CARRIED

A=All

Secretary,

Diana Pop

LIENS AND FORECLOSURES

049-0310-004-0000	**3600
049-0320-050-0000	4200
049-0320-019-0000	**1500
049-0310-025-0000	6200
049-0310-041-0000	*22000
049-0310-049-0000	*8000
049-0310-048-0000	29000
049-0320-035-0000	5130
049-0310-010-0000	11500
049-0310-020-0000	6624
049-0320-020-0000	6500
049-0320-032-0000	6550
049-0320-038-0000	1882
049-0330-015-0000	#1680
049-0350-019-0000	##16630
049-0320-007-0000	2530
049-3020-017-0000	9000

* IN ESCROW CLOSING STATUS

** CC&R VIOLATIONS ONLY

CC&R VIOLATIONS, DUES DELINQUENT

REQUESTS MEET & CONFER (SEE BELOW)

From: Ramu P <rpgbat@gmail.com>

To: Lisa Lindsay <lweymouth@yahoo.com>

Cc: lisa allen <lisafranchoa@gmail.com>; Janelle <janelle@residentialequitymgmt.com>

Sent: Sunday, March 19, 2023, at 12:25:48 PM PDT

Subject: Re: 4197 Brookfield Dr - March 8 letter - Dispute 1120\$ A1-assessment

As you might have known us owning this unit for more than 9 years, we are responsible homeowners who take care of their units well and tenants well by maintaining high standards for units, and pays monthly dues on time. As a landlord, we have our expenses of mortgage, maintenance, bills etc....to take care of. 1150 dollars is a big expense for us. If there is an option for bulk pickup as mentioned during the call, I feel all homeowners/tenants have to be notified. Similar to spring cleaning, we can have community wide set dates where folks can bring unwanted stuff to dispose of. This would be a good service for residents living there, please consider this and send details in communications and post it to the community as well. I can talk with the Board as well during the meeting. This will help make our community better in-time for the spring season. Tenant had disagreed at that time when we brought it to their attention, and our property manager came in person at that time to discuss this regard as well. Pls advise on next steps.

On Sat, Mar 18, 2023 at 8:41 PM Lisa Lindsay <lweymouth@yahoo.com> wrote:

Did you not see in the pictures attached, that your tenant left documents with your unit address in the trash/refuge they dumped on the sidewalk.

Additional dumped items were in the street and leaned up against the Association's common area fence.

The dumping is on the other side of the common area fence that aligns your carport.

What intrigues me is how some residents display disregard for these properties and owners seem to support that.

On Saturday, March 18, 2023, 6:50 PM, Ramu P <rpgbat@gmail.com> wrote:

At that time tenant confirmed it is not them

Pls help solve and let me know on board meeting date and time to attend and appeal

On Sat, Mar 18, 2023, 9:08 AM lisa allen <lisafranchoa@gmail.com> wrote:

10/2021
SUBMIT MONTH 6th

1B27010
CASE NUMBER

Abram McKnight
CASE NAME

Abram J McKnight III
4197 Brookfield DR
Sacramento, CA 95823-3557

NEED HELP? ()

Worker Name
Worker Phone
County
Street address
City, State, Zip code

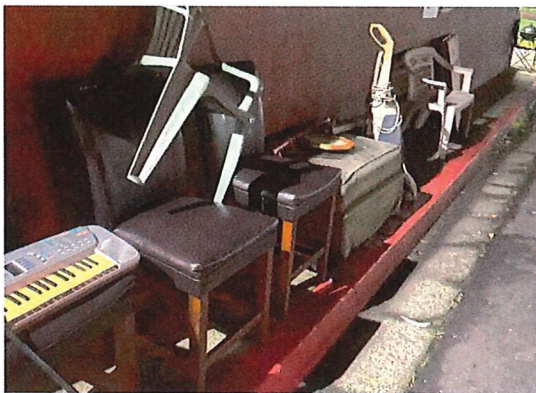
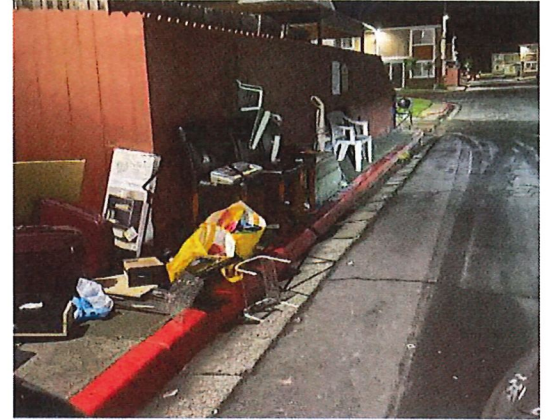
Barcode : 0147948

Check the box if you would like to STOP getting any of the following:

STOP my CalWORKs STOP my CalFresh STOP my Medi-Cal

1. Has anyone moved into or out of your home (including newborns) since you last reported? Yes No (If yes, complete the following)

Date of Move (mm/dd/yy)
Name (First, Middle, Last)



On Fri, Mar 17, 2023 at 11:09 AM Ramu P <rpgbat@gmail.com> wrote:

Hi Lisa,

We received a letter indicating a balance due of 1680.00. Looking at the statement, I find an A1-assessment of 1120. We have been paying our dues every month diligently through autopay. I am not able to understand why it has a balance of 1680, as I see checks for every month. Please help check for discrepancies.

As mentioned by you, this 1120 charge date 04/30/21 is related to dumping. At that time, we talked to tenants and they confirmed it was not them. Our prior property manager came in person to address this issue as well, we though all along this has been resolved. It was a surprise to find a pending balance after more than 2 years. As a HOA management company, can you please help provide owners any pending balance issues immediately to address instead of sending to owners after a period of 2 years.

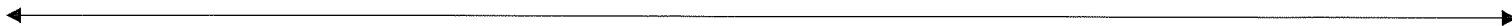
I want to bring these issues to Board meeting. Please add our item to board meeting agenda, and let me know the next Board zoom/virtual meeting details to come in front of board to tell our side of the story and appeal on this issue.

++ Property manager [@Janelle fyi](#)

Thanks,

Ram

6504833480



PROJECTS:

Asphalt

The asphalt company couldn't start the 1st week of March per our contract due to off and on rain. They are hoping to start after 5 days of dry weather.

THE CONTRACT

Clean out potholes throughout HOA (16) areas totaling approx 976 sq ft We propose to furnish all labor, materials, equipment, transportation, taxes & nsurance to perform the following work as per specifications.

1. Proceed with caution avoiding property markers drains etc. Saw-cut & demo existing pavement surface down 3" on average in multiple areas Dispose of materials off job site Inspect grounds to ensure that surface is stable & suitable for new pavement. NOTE: Saw-cut & remove any visible tree roots.
2. Prep grade existing sub-base to level surface slope were necessary for proper water drainage away from any building structures directing water flow into all functional storm drains on property.
3. Wet & compact sub-base to industrial standards to ensure surface is compacted & stable to a minimum of 95% relative compaction on average.
4. Apply a ss1-h adhesive bonding tac oil glue to existing vertiCAL edges to bond with new layer.
5. Install a 3" layer of hot 1/2" asphalt mix over prepared surface compact Individual layer surface at 95% relative compaction. approximately 600sqft.

NOTE: North CAL paving has reserved the rights to this wording and format on estimate it shall not be shared with any other contractors to avoid legal action.

NOTE: That all workmanship performed by North CAL paving is backed by a 3 year guarantee doesn't cover any acts of nature including cracks weeds sink holes and accidental damage.

NOTE: North CAL paving will notify USA north to determine underground utilities to avoid any damage to Hidden underground Utilities.

NOTE: North CAL paving will provide their own water for project use and will provide a portable restroom for all employees on job site.

NOTE: North CAL paving will provide safety cones and caution tape for all vehicle and foot traffic to create a safe working zone.

1 x \$7,000.00

Total =\$7,000.00



MORE STORM DAMAGE

FRANK HAS REAIRED 34 ROOFS

SIDING ON 6 UNITS

REPLACED TRIM BLOWN AWAY IN THE STORM ON 2 UNITS

REPLACED GUTTERS ON 5 SO FAR



Invoice Number:	7592-1
Service Date:	Feb 01, 2023
Invoice Date:	Feb 02, 2023
Customer Name:	Wildwood HOA Lisa Manager
Service Address:	4105 BROOKFIELD

Services	qty	unit price	amount
Sub pump and sewer line	1.0	\$3,200.00	\$3,200.00
<p>This estimate is to install a drain line from the front of the house to the main street out in front. We will dig a trench to install a sub pump to manage the water and shoot it out towards the street so front of house won't get flooded. We will dig a <u>6 inch</u> trench and install a drain line towards the street so the water will drain down street gutters. You will need to install a <u>weather proof</u> electrical plug outside of the house in order for us to install the sub pump. This is only to the sidewalk as soon as we hit concrete sidewalk we will have to saw cut and jack hammer the <u>side walk</u> in order to install the drain and have it flow towards the street. We will also repair the concrete once our work is done</p>			
Saw cut and Jack hammer	1.0	\$1,200.00	\$1,200.00
<p>this is to saw cut and jack hammer the sidewalk in order to install our drain. after we saw cut and jack <u>hammer</u> we will do any concrete repair necessary on the side walk.</p>			
Warranty - Standard Warranty and/or permits or inspection.	1.0	\$0.00	\$0.00
<p>Pipe repair of any kind. We will warranty our work for 1 year on leaks and labor Water line replacement warranty. We will warranty water line for 5 years if installed in copper. We will warranty for 1 year if <u>pvc</u> is used. Sewer line replacement warranty. We will warranty sewer line for leaks and labor for 5 years. We <u>can not</u> warranty against ground movement or tampons or baby wipes or grease. We will also not cover any foreign objects. Sewer spot repair. Warranty 1 year for leaks and labor on our pipe and connections. We <u>can not</u> warranty the old pipe side unless stated separately. No warranty on orange burg pipe. Water heater installed will come with 1 year warranty. Manufacturer will cover remainder of warranty. Toilet install will come with 1 year warranty. Manufacturer will cover the remainder. We will not warranty any <u>Kitec</u> repairs. We always suggest entire house to be <u>repaired</u>. Drain cleaning comes with standard <u>30 day</u> warranty unless noted otherwise. We will not warranty any grease or hair or foreign objects. No warranty on any commercial drains or toilets augers <u>Hydrojetting</u>. We will warranty any <u>hydrojetting</u> services for 6 months. No warranty on commercial Customer accepts all responsibility for any permits or inspections unless otherwise noted in invoice. If we pull <u>permits</u> we will charge actual cost of permit plus \$150 administrative fee.</p>			
TOTAL:	1.0	\$0.00	4400.00

4105 WAS SUBJECT TO INTERIOR DAMAGE AS THERE WAS NO DRAINAGE IN FRONT OF THE DOORS ALONG UNITS FACING BROOKFIELD WHERE THE POST OFFICE IS LOCATED.

← THE WATER GOT THROUGH THE SANDBAGS STACKED IN FRONT OF THE UNITS DOOR, & GOT INTO THE LIVING ROOM.

THIS STORM DID AN UNBELIEVABLE AMOUNT OF

as per customers request, we installed a grollo 1/3hp submerged water sub pump on front of property in order to keep tenants front door entrance from over flowing during the rains. I dug a trench along the walkway and sawed onto the sidewalk on order for the line to drain onto the curb drain. I ran 20 ft of 1 1/2 PVC pipe from front door to the curb drain. All that is

FRONT DOOR ROOFS

REPAIRED OR REPLACED 15 TO DATE – ON HOLD UNTIL STORM DAMAGE REPAIR IS COMPLETE AND WEATHER IMPROVES.

DRYROT/PAINT

RESTORING 4071- 4077 WEYMOUTH COMPLETED NEW WOOD AND PAINT **COMPLETED**

RESTORING 4121– 4133 BROOKFIELD PUSHED TO OCT – **COMPLETED**

UPCOMING RESTORATIONS.

4102-4116 WEYMOUTH

4086 – 4094 SAVANNAH

CAMERAS

CONTINUED INSTALLATION OF ATTENNAS FOR WIRELESS TRANSMISSION AND TO ELIMINATE COMCAST ACCOUNTS.

TROY COMMUNICATIONS, OUR CAMERA VENDOR, HAD VOICE CAPABLE CAMERA'S RETURNED FROM ANOTHER CLIENT THAT WAS SOLD TO WILDWOOD AT ½ PRICE.

FOR RESIDENTS LIVING IN THE PORTION OF THE ASSOCIATION THAT IS EXPERIENCING HEAVY CATALYTIC CONVERTER THEFT, CAR THEFT, AND INTRUSION ON PATIO'S FROM PEOPLE COMING OUT OF THE CREEK, IF REQUESTED, MAY BE GIVEN ACCESS TO THE CAMERA'S ON THEIR PHONES.



IN APRIL, WILL BEGIN TO RESTORE THE OFFICE AS THE OWNER HAS INDICATED HE PLANS TO SELL SOON.

SEE THE NEW RULES SENT IT A SEPARATE EMAIL.

HOA DEBT COLLECTION LICENSE REQUIRED?

Great news for HOAs collecting delinquent assessments! After over a year of confusion created by [Senate Bill 908](#), which seemed to require that HOAs be licensed to collect assessments, California's Department of Financial Protection and Innovation (DFPI) decided that routine HOA assessment activities do not require a license.



The [DFPI's website](#) posted FAQs that:

- Routine HOA assessments do not constitute a consumer credit transaction under the Debt Collection Licensing Act (DCLA).
- Routine HOA assessments are not considered consumer debt.
- Collection of assessments does not turn an HOA into an entity engaged in the business of debt collection.

The DFPI decision aligns with recent case law:

The Association is not a debt collector for the purpose of the Rosenthal Act, because the definition of debt collector is premised upon the act of collecting consumer debt. In other words, because the Court finds that homeowner's assessments are not a consumer credit transaction for the purpose of the Rosenthal Act, it necessarily follows that the Association cannot be a debt collector under that statute (i.e., the Association does not in the ordinary course of business, regularly, on behalf of that person or others, engage in the collection of consumer debt). ([Dickson v. Century Park East](#); internal quotation marks removed.)

What does this mean for HOAs? No license is required for routine assessment collection activities. Even for delinquent collections, the root of the transaction is not an extension of credit. Therefore, no license is required.

The reference to *routine* includes, "A regular or special assessment and any late charges, reasonable fees and costs of collection, reasonable attorney's fees, if any, and interest, if any, as determined in accordance with subdivision (b), shall be a debt of the owner of the separate interest at the time the assessment or other sums are levied." ([Civ. Code § 5650\(a\)](#).)

In summary, a debt collection license is not required for routine assessment collection activities. Boards should consult legal counsel with any questions about their collection policies and practices.



Many thanks to our partner Melissa Ward for this article.