




What do you think of our new logo? 

We have a new website!

<http://wildwoodhoasac.org/home.html> is the web address.

We contracted with Jerri Morrison of **A Better Web Service** to design and build our Website. The website is still under construction...but ready for you to view!

Some of the sites features are:

- A library of monthly newsletters
- A years worth of minutes
- An application for screening/rental of potential tenants
- Links to the required background checking services
- Pictures of our homes
- Recommended contractors
- Links to CAI and to
- Wildwood's Insurance Cert
- Wildwoods financial statements
- User ID assignments

Screen your tenants
before they move in!

BOARD OF DIRECTORS

Lisa Lindsay
President

Jackie Rose
Vice President

Jeff Gates
Secretary

Steve Snead
Treasurer

Management Co.

AMC, INC
1401 El Camino
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Sacramento, CA
(916) 565-8080

Wildwood Office

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Acting Manager
(916) 392-3613
FAX (916) 392-3640

Devon Muhammad
Nobleman Services
Supervisor of
Contractors &
Maintenance

Attorney

Ron Severaid
(916) 929-8383

NEXT MEETING

June 21, 2006
6:00 p.m.
4088 Savannah Ln
Sacramento, CA

So far...

CPM has repaired the pot holes and other damaged areas on our streets. On June 26th, 27th and 28th, CPM will black top all of our streets and carports. All residents will have to park in designated area's...a notice of these areas will be sent out the week of June 19th...

Check Out this Article from "Common Grounds" May-June 2006 Issue

DAILY FINES UPHeld BY LOWER COURT

In a trial court decision in Santa Barbara this past month, the judge upheld \$277,000 in fines by an association against an owner. The owner was described as "the neighbor from hell" who had multiple rules violations. The violations included blocking horse trails, putting screens around his property, installing flood lights, and turning part of property into a parking lot. When he refused to comply with the association's rules, the board fined him \$100 per day until such time as he cured the violations.

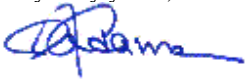
Although the fines were the first ever imposed by the association against an owner, the court ruled that,

Hope Ranch did not abuse its discretion in finding continuing violations of the Building Guidelines or in imposing monetary penalties against [the owner] until such time that [the owner] demonstrated that the violations had been cured. Despite warnings and extensions of the correction or abatement periods, defendants delayed, failed to respond and have their own intransigence to blame for the large amount of the accumulated penalties.

. . . [the] Board acted upon reasonable investigation, in good faith, with regard to the best interests of the Association, and not in an arbitrary manner and its actions are entitled to deference . . . The amount of \$277,000 as a monetary penalty is not unreasonable on its face given the contribution of [the owner's] own actions and inactions to the amount of the penalty . . . The monetary penalties . . . were not impermissibly punitive because [the owner] could have prevented the imposition of damages by simply curing the violations and providing evidence to Hope Ranch in a timely manner showing that the violations had been cured.

The court also found that the monetary penalties did not violate Civil Code §1366.1 since they were penalties not fees and, therefore, were not limited to an amount necessary to defray costs incurred by the association. Although the ruling cannot be cited as legal precedence, it shows that courts are willing to uphold fines when properly applied by boards.

Very truly yours,



Adrian J. Adams, Esq.

LLP

