



Morrison Creek

SERVING MORRISON AND WILDWOOD HOA COMMUNITIES

FEBRUARY 2011 NEWSLETTER



WILDWOOD
Home Owners Association

MANAGEMENT COMPANY

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MORRISON CREEK BOARD OF DIRECTORS

PATRICK BOHNER
CRISTIE AKERS
JASON KLINE
DAVID HOBBS
RON SIMONS

WILDWOOD BOARD OF DIRECTORS

PATRICK BOHNER
JIMMY WEAVER
LISA LINDSAY
VINCENT JOHNSON
RON SIMONS

WILDWOOD BOARD MEETINGS WILL
BE HELD ON THE 3RD THURSDAY OF
EACH MONTH AT 4088 SAVANNAH
LANE SACRAMENTO CA 95823 AT
5:30PM

MORRISON CREEK BOARD
MEETINGS WILL BE HELD ON THE
3RD TUESDAY OF EACH MONTH AT
123 LAFRESA COURT
SACRAMENTO CA 95823 AT
5:30PM

OUT WITH THE OLD, IN WITH THE NEW

As much as we don't want to admit it time rapidly moves on. Looking back at 2010 just makes it clear why families chose to live in Morrison Creek Or Wildwood- there is a real sense of community here - many opportunities for participating in community events and for serving as a volunteer. Please come to the February meeting and get involved in your community.

News for You...

As we enter the New Year we are looking forward to finishing up the projects that we have started. Repairing fences, a desire to renovating the outside of the buildings, and maintaining the landscaping remains at the top of our "To Do List" this year.

We are currently sending out monthly invoices for HOA dues. Please mail all payments to:
4540 Florin Rd
Suite E-253
Sacramento CA 95823.

An addressed envelope will be included with your invoice.

BNC Bank is revamping their approach to our lockbox uploads at this time. If you have not received your invoice or have not made your monthly payment please make arrangements to do so as soon as possible. For more information on this matter please call our offices.

A MESSAGE FROM YOUR PRESIDENT...

First and foremost - Happy New Years to all! I also want to take a moment to complement all who have contributed to the works and efforts of the HOA's.

This is not exclusively to the Management Company and related vendors; although I do need to note that the grounds and buildings are looking rather nice, but also to the individual homeowners and residents. Because of your efforts and interest in your community, we continue to move forward with marked improvement.

This community has come a long ways in the last five years. Thank you for your diligence and dedication.

On to other items - how many would agree that we have had enough of winter? I can't wait to see warmer weather and longer days. But I know we are in for some more rain and cold weather. Nevertheless, can't help but think about preparing for my spring vegetable garden and planting.

I too, as many of you, have a small area for vegetable gardening. However, recently my brother shared with me a gardening plan that is designed for those of us with limited space. It is called "the square foot gardener".

Do a search on the internet or at your local library or resource center. I think you, as I was, will be amazed at how much you can grow in a small, confined space. Just imagine those home grown veggies for the spring. And we all know they taste so much better than the store bought stuff. Check it out and share your results.

Just a reminder, the HOA meets once a month. For more information, refer to the website in this newsletter. Our next meetings are February 15th for Morrison Creek Estates and February 17th for Wildwood.

It would be great to see more of you at the meetings.

All for now and until next time -

Grow Gently,

Patrick Bohner

President

*Celebrate your Valentine's Day (and other special times)
With family crafts from Hershey*



Every February 14th, people all over the world exchange candy, flowers, jewelry, and gifts with loved ones. This year why don't you celebrate it by spending some quality time with your family by doing some holiday crafts? I found a great idea on Hershey.com for Hershey's Kiss Caramel Roses.

Supplies:

- 24 *HERSHEY'S KISSES* Brand Chocolates filled with Caramel, in pink and red foils
- White craft glue
- 12 lengths (18-gauge) craft wire
- Clear cellophane or plastic wrap
- Florist tape
- Artificial leaves
- Bow

Instructions:

1. *To make a candy rose, begin by gluing 2 chocolates together, flat-end to flat-end. Repeat with remaining chocolates.*
2. *To complete candy roses, insert a wire into one pointed end of chocolates glued together. Wrap 4-inch square of cellophane around each, twisting cellophane tightly around chocolates. Cover bottom of roses and wire with florist tape. Add 1 or 2 artificial leaves, securing leaves in place with florist tape.*
3. *Tie candy roses together with a bow.*
4. *Completed craft is for decorative purposes only. Candy used in craft should not be eaten.*

ATTENTION WILDWOOD

The new mailbox kiosk is finally finished and the post office will be delivering mail starting Saturday February 12, 2011. If you haven't picked up your key please do so at the wildwood office located at 4088 Savannah Lane between the hours of 8:00am to 6:00pm Monday thru Friday or call the office to make other arrangements with management.



GARBAGE...

Please help keep our community clean. The association does all it can do to make the common areas neat and clean. We need all residents to their part. Please roll your cans to the curb at Sunday 6:00pm and all trash cans should be picked up by Tuesday 12:00pm. Any cans that are left on the curb after Tuesday will be confiscated. Please **DO NOT** dump any garbage in the common areas.

**NO DUMPING
OR LITTERING**

**VIOLATORS
WILL BE
PROSECUTED**

Morrison Creek Estates Election Results

Patrick Bohner – President, elected 2011

Cristie Akers – V.P., elected 2009

David Hobbs, Secretary, elected 2009

Ron Simons- Treasurer, elected 2008

Jason Kline – Member at Large, elected 2009

Wildwood HOA Election Results

Patrick Bohner – President, elected 2011

Jimmy Weaver – V.P., elected 2008

Ron Simons- Treasurer, elected 2008

Lisa Lindsay, Secretary, elected 2009

Vincent Johnson – Member at Large, elected 2011

**TENANTS MUST BE SCREENED
PRIOR TO MOVE IN.
THIS REQUIREMENT WILL BE STRICTLY ENFORCED
PLEASE REFER TO THE RULES AND REGULATIONS.
FOR ASSISTANCE WITH SCREENING, CALL
821-7796.**



MEMBER RIGHTS TO E-MAIL LIST

THE COURT OF APPEALS RECENTLY DECIDED A NON-HOA CASE WHICH WILL LIKELY AFFECT HOMEOWNER ASSOCIATIONS. THE ISSUE WAS THE INTERPRETATION OF A MEMBER'S "ADDRESS" IN [CORP. CODE §8330\(A\)](#). UNTIL NOW, A MEMBER'S ADDRESS WAS HIS POSTAL MAILING ADDRESS. THE COURT EXPANDED THE DEFINITION TO INCLUDE E-MAIL ADDRESSES FOR PURPOSES OF INSPECTION AND COPYING OF MEMBERSHIP LISTS. [WORLDMARK V. WYNDHAM RESORT](#).

HOA MEMBERSHIP LISTS. HOAs ARE GOVERNED BY A SIMILAR PROVISION IN [CIVIL CODE §1365.2\(A\)\(1\)\(I\)\(1\)](#) WHICH ALLOWS MEMBERS TO INSPECT AND COPY "MEMBERSHIP LISTS, INCLUDING NAME, PROPERTY ADDRESS, AND MAILING ADDRESS." BASED ON THE COURT'S BROAD INTERPRETATION OF "ADDRESS," WE COULD EXPECT A SIMILAR DECISION INVOLVING HOA MAILING ADDRESSES. THAT MEANS WHEN A MEMBER REQUESTS A COPY OF THE ASSOCIATION'S MEMBERSHIP LIST, ANY E-MAIL ADDRESSES KEPT BY THE ASSOCIATION SHOULD BE INCLUDED, EXCEPT FOR THOSE MEMBERS WHO OPT OUT.

OPT OUT RIGHTS. BECAUSE OF E-MAIL OVERLOAD, MANY OWNERS DO NOT WANT THEIR E-MAIL ADDRESSES DISTRIBUTED TO THEIR NEIGHBORS. FORTUNATELY, THE DAVIS-STIRLING ACT ALLOWS OWNERS TO OPT OUT OF THE SHARING OF SUCH INFORMATION:

A MEMBER OF THE ASSOCIATION MAY OPT OUT OF THE SHARING OF HIS OR HER NAME, PROPERTY ADDRESS, AND MAILING ADDRESS BY NOTIFYING THE ASSOCIATION IN WRITING THAT HE OR SHE PREFERS TO BE CONTACTED VIA THE ALTERNATIVE PROCESS DESCRIBED IN SUBDIVISION (C) OF [SECTION 8330](#) OF THE CORPORATIONS CODE. THIS OPT-OUT SHALL REMAIN IN EFFECT UNTIL CHANGED BY THE MEMBER. [CIVIL CODE §1365.2\(A\)\(1\)\(I\)\(2\)\(III\)](#).

RECOMMENDATION: UNLESS ASSOCIATIONS WISH TO LITIGATE THE MATTER, BOARDS SHOULD ASSUME THE COURT'S RULING APPLIES TO HOAs. ACCORDINGLY, EXCEPT FOR THOSE OWNERS WHO OPT OUT, ASSOCIATIONS SHOULD DISCLOSE E-MAIL ADDRESSES TO MEMBERS WHO [PROPERLY REQUEST](#) A COPY OF THE MEMBERSHIP LIST.



LATE CHARGES

I CONDUCTED AN INFORMAL SURVEY REGARDING LATE CHARGES. WHILE SOME USE THE POSTMARK FOR IMPOSING CHARGES, IT IS A MINORITY POSITION AND SEEMS TO BE LIMITED TO THE IRS AND TO ASSOCIATIONS AND MANAGEMENT COMPANIES THAT HANDLE FUNDS WITHOUT USING LOCKBOX SERVICES.

THE MAJORITY OF HOAs AND MANAGEMENT COMPANIES USE LOCKBOX SERVICES AND DO NOT TRACK THE POSTMARK-THEY IMPOSE LATE CHARGES BASED ON THE DATE PAYMENT IS RECEIVED (AS DO CREDIT CARD COMPANIES). SOME NOTED THAT ONLINE BANKING HAS ALSO BECOME A FACTOR. IN ONLINE BANKING, PAYMENT IS COUNTED WHEN RECEIVED BY THE BANK, NOT WHEN TRANSMITTED. ACCORDINGLY, CHARGES ARE LEVIED ON THE 16TH OR LATER. IF THE 15TH FALLS ON A WEEKEND, MOST ALLOW AN EXTRA DAY AND THEN APPLY THE LATE CHARGES IF THE PAYMENT IS NOT RECEIVED ON THE MONDAY FOLLOWING THE 15TH.

JEFFREY FARNSWORTH, DIRECTOR OF OPERATIONS FOR STEWARD PROPERTY SERVICES, OFFERS A GOOD EXPLANATION FOR HOW HIS COMPANY HANDLES LATE CHARGES:

DUE TO LOCKBOX HANDLING OF OUR PAYMENTS, WE ALSO ARE IN THE GROUP THAT CANNOT MONITOR POSTMARKS AS QUALIFICATION FOR TIMELY PAYMENT. OUR PRACTICE IS TO WAIT UNTIL ALL THE DEPOSITS HAVE BEEN DOWNLOADED FOR THE 15TH BEFORE ASSESSING LATE PAYMENTS ON THE 16TH. MANY OF OUR BOARDS HAVE POLICIES TO ALLOW WAIVING ONE LATE FEE PER YEAR PER ACCOUNT, WHEN REQUESTED, SO WE FIND THAT COMMUNICATION WITH THE OWNER IS THE BEST WAY TO DETER LATE PAYMENT. ONCE AN OWNER CONTACTS US IN PROTEST, WE TRY TO WORK WITH THE OWNER TO EDUCATE THEM THAT THE DUES ARE ACTUALLY DUE ON THE FIRST AND LATE AFTER THE SECOND OF THE MONTH, BUT THAT THE ASSOCIATION ALLOWS A GRACE PERIOD OF FIFTEEN DAYS BEFORE LEVYING A PENALTY. MANY SEEM TO THINK THEY ARE NOT DUE UNTIL THE 15TH, BUT WE TRY TO EXPRESS THAT THE ASSOCIATION HAS MONTHLY BILLS TO PAY AND THIS IS WHY THEY PENALIZE FOR DELINQUENT REMITTANCE. IF AN OWNER PROTESTS AND WANTS MORE THAN ONE LATE FEE REVERSED, WE ASK THEM TO WRITE A LETTER TO THE BOARD FOR CONSIDERATION.

RECOMMENDATION: BOTH POLICIES FOR APPLYING LATE CHARGES ARE ACCEPTABLE: USING THE POSTMARK FOR WHEN PAYMENT IS SENT AS WELL AS USING THE DATE WHEN PAYMENTS ARE RECEIVED. BOARDS NEED TO WORK WITH THEIR MANAGEMENT COMPANIES TO PICK ONE OF THE ABOVE POLICIES AND THEN MAKE SURE THE COLLECTION POLICY IS IN WRITING AND ANNUALLY DISTRIBUTED TO THE MEMBERSHIP. *THANK YOU TO EVERYONE WHO RESPONDED TO THE INFORMAL SURVEY. -ADRIAN ADAMS*

READ MORE: [LATE CHARGES HTTP://WWW.DAVIS-](http://www.davis-stirling.com/newsletters/2010newsletters/latecharges/tabid/2798/default.aspx#ixzz1DTicwqyo)

[STIRLING.COM/NEWSLETTERS/2010NEWSLETTERS/LATECHARGES/TABID/2798/DEFAULT.ASPX#IXZZ1DTICWQYO](http://www.davis-stirling.com/newsletters/2010newsletters/latecharges/tabid/2798/default.aspx#ixzz1DTicwqyo)

FROM DAVIS-STIRLING.COM BY ADAMS KESSLER PLC



SMOKE ALARMS

It's the perfect time of year to check your smoke detectors and air filters. The batteries in your smoke detector should be changed during every two to three months and anytime you hear your system "chirp". You should also change your air filters to ensure optimal performance of your heating and air conditioning systems.

Another important and often overlooked fire safety tip is to clean out your dryer's lint catcher and ducts on a regular basis. The lint catcher can get an invisible build-up of the softener from dryer sheets which can burn out your dryer's heating unit and even cause a fire.

Have a working smoke alarm installed in every bedroom and on each level of the house. Check the batteries frequently and test them weekly. Never disable a smoke alarm. About two-thirds of home fire deaths occur in homes with no smoke alarms or no working smoke alarms



FIRE SAFETY

According to Firesafety.gov, in the United States, approximately 3,000 people lose their lives every year in a residential fire. Here are some safety tips on how to prevent a fire.

- Make sure everyone knows how to use a fire extinguisher properly
- Keep matches and lighters away from minors and put up for safe keeping
- Do not use any electrical cords that are taped up or damaged.
- Do not leave candles unattended.
- Do not leave appliance such as curling irons, hair dryers, etc for long periods of time.

FOR MORE INFORMATION ON FIRE EXTINGUISHERS AND FIRE SAFETY PLEASE TO

fire-extinguisher101.com

IT'S ALMOST THAT TIME OF YEAR FOR SAFETY GARAGE INSPECTIONS

The association is obligated to do at least one health and safety inspection on your garage. We will do doing the inspection for 2011 this summer. Prior to the inspection the association will be handing out 24 hour notification so please be on the lookout for that coming soon.