

Please get your tenant screened now!

Go to www.wildwoodhoasac.net today and download the:

- Screening Instruction
- Rental application
- Private investigators release form



Once again...

the City of Sacramento is currently installing security gates and additional cameras to allow **vehicle control and foot traffic control** into both the Wildwood and Brookfield HOA's. Ensure your tenants are screened to the current requirements.

The unscreened tenants living in the Wildwood community will not be granted a permanent key card to enjoy any type of gate access.

You, the homeowner, may face other penalties for failure to follow the screening procedure.

Penalties can include;

Special individual assessments in the amounts allowed per the criteria specified in the Rules and Regulations

A deposit for each unscreened tenant 18 and over in the amount of 12x230.00 dollars, or \$2760.00.

Additional penalty of \$100.00 per month for each unscreened tenant.

Screening fees in the amount of \$125.00 dollars.

(see 'documents' online at www.wildwoodhoasac.net)

There will info in the near future on the plan for gate access....stay tuned!

Please... be ready for the gate entrance projected kick-off is April 16th!!

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NEXT MEETING

APRIL 19, 2007

@ 6:00 PM

April 5, 2007,



4088 Savannah Lane
Sacramento, Ca 95823
821-7796

Dear Resident

The **TEMPORARY** code that will allow you to enter the gate on Creeks Edge (Caselli) is:

***1111**

We will be using this code for up to 2 months while the permanent codes are being assigned to the individual units.

Tenant Information REQUIRED for permanent gate access is as follows;

1. Your lease
2. Drivers license, auto insurance and car registration
3. A land line phone inside of the unit (**cell phones ARE NOT acceptable**)
4. Proof of screening for each tenant 18 and over if none is evident in the current file for the unit

Resident Owner Information REQUIRED for permanent gate access is as follows;

- Deed to the property or other proof of ownership
- Drivers License, auto insurance and car registration
- Proof of screening for any children or other family members 18 and over, roommates, sisters, cousins, boyfriends, girlfriends, fiancés...etc living with you in your unit.

Non Resident Owner;

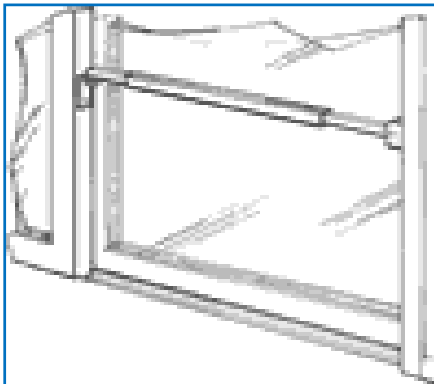
Please call 821-7796 for your instructions

If you have any questions please call 916-821-7796
Wildwood HOA Management

The bars on the windows will be removed by contractors during the t-1-11 siding replacement phase. Any replacement bars must be the 'Quick Release' type window security bar system.

In addition to this requirement being a fire code, building code, and a safety concern, Wildwood HOA liability insurance rates are being impacted by the out of code bars on windows. The following illustrates an acceptable security bar system for your windows and patio doors.

Window Bar



Patio Door Bars

Securely locks sliding patio doors. Folds easily out of the way when not required and allows the door to open up to 4" for ventilation while remaining locked.

Check this website for more info and pricing:

www.goodbarsecurity.com



Fire Safe and Secure

A Factsheet on Security Bar Safety

More than 4,000 Americans die each year in fires, and 20,000 are injured. Security bars may help keep your family safe from intruders, but they can also trap you in a deadly fire!

The U. S. Fire Administration (USFA), a part of the U. S. Department of Homeland Security, encourages individuals to use the following tips to help reduce the number of fire injuries and deaths associated with security bars on windows and doors preventing fire escape.

USE QUICK RELEASE DEVICES ON BARRED WINDOWS AND DOORS

Windows and doors with security bars should have quick release devices to allow them to be opened immediately in an emergency. These devices operate from inside and allow the bars to be opened for emergency escape without compromising the security of your home. The quick release devices should be easy to open without the use of a key, detailed knowledge or great physical effort. Release devices vary by region and manufacturer. Contact your local fire department on a non-emergency number for information on approved release devices available in your area.

CONSIDER RETROFITTING CURRENT SECURITY BARS

Security bars on windows and locked doors prevent escape from fire and also impede firefighters' rescue attempts. If the security bars in your home are permanently fixed or do not have quick release devices, they should be retrofitted with release devices.

BE AWARE OF SECURITY BAR ISSUES WHEN PRACTICING FIRE ESCAPE ROUTES

Know and practice fire escape plans monthly, and use them to identify and correct obstructions of windows

and doors needed for escape from a deadly fire. Make sure that windows are not stuck, screens can be taken out quickly and that security bars can be properly opened.

It is important that everyone in the family understands and practices how to properly operate locked or barred windows and doors. Windows should open easily and be wide enough to allow escape, and locked or barred doors should operate quickly and easily.

PLAN TWO EXITS OUT OF EACH ROOM

The best escape plans have two ways to get out of each room. If the primary exit is blocked by fire or smoke, you will need a second way out. A secondary route might be a window onto an adjacent roof or an Underwriter's Laboratory (UL) approved collapsible ladder for escape from upper story windows.

DESIGNATE A MEETING PLACE OUTSIDE AND TAKE ATTENDANCE

Designate a meeting location away from the home, but not necessarily across the street. For example, meet under a specific tree, at the end of the driveway, or on the front sidewalk to make sure everyone has gotten out safely. Designate one person to go to a neighbor's home to phone the fire department.

ONCE OUT, STAY OUT

Remember to escape first, then notify the fire department using the 911 system or proper local emergency number in your area. Never go back into a burning building for any reason. Teach children not to hide from firefighters.

Finally, having working smoke alarms installed on every level of your home dramatically increases your chances of survival. Smoke alarm batteries need to be tested every month and changed with new ones at least once a year. Also, consider replacing the entire smoke alarm every ten years, or as the manufacturer guidelines recommend.



For more information contact:

The U. S. Fire Administration
16825 South Seton Avenue
Emmitsburg, MD 21727

or

Visit the USFA Web site:
www.usfa.fema.gov



**Homeland
Security**