



**WILDWOOD**  
Home Owners Association



#### Board of Directors

Jeff Gates  
President  
Jackie Rose  
Vice President  
Lisa Lindsay  
Secretary  
Steve Snead  
Treasurer  
Linda DeAngelo  
Member-at-Large

#### Management Company

Reliable Assoc Management  
(916) 564-2115  
1600 Sac Inn Drive  
Sacramento, CA

#### Wildwood Office

Lisa Lindsay  
Contract Mgr.  
(916) 821-7796  
FAX (916) 392-3640

#### Attorney

Carter Glahn  
(916) 929-8383

#### NEXT MEETING

Thursday, November 16, 2006  
6:00 p.m.  
4088 Savannah Lane  
Sacramento, CA 95823

### 2006 Annual Meeting

Though the 2006 Annual Meeting did not have a quorum, it was good to see so many of you in attendance!

We have no Director positions up for vote until 2007, but...we do need to vote on the excess funds. The proposed 2007 Budget will be available online for your review @ [www.wildwoodhoasac.org](http://www.wildwoodhoasac.org).

In an effort to address the structural concerns so many of you have brought to the Associations attention, (and there were many of you), the remodel effort will effect all 137 units. This effort will reduce our reserves greatly. The purpose of reserves is to have the money to maintain, enhance and protect the properties.

If we can reduce the insurance next year, the reserves should not be impacted as much.



**Screen all adults  
over 18 whether  
they rent  
a room or the entire  
unit from you!**

## **SCREENING PROCEDURE**

- Terry Brown of KAP Business Solutions is a private investigator who will do Wildwood background checks as a part of the screening requirement..
- This allows a nation wide check to be performed as opposed to only one or two counties our current service reports on.
- You will have to allow up to 7 days for the process to complete.
- The cost is \$75.00 dollars

## **THE PROCESS**

1. The rental application and the P.I.'s consent form can be downloaded from the Wildwood website.
2. Complete the application and the Consent form in its entirety.
3. Include a copy of the tenant's license and social security card with the application and consent form.
4. The owners name and phone number must be on the application
5. Payment can be made in the form of:
  - CASH
  - CASHIERS CHECK
  - POSTAL MONEY ORDER (only postal money orders will be acceptable money orders)

Submit the completed package with payment to:

Terry Brown

KAP Business Solutions, Inc.

3020 I Street, Suite 200, Sacramento, CA. 95816

Simply place your packet in the slot in his door.

Submit a copy of the entire packet to the Wildwood Office. It can be left in the mail box outside of the office.

The screening will be considered incomplete if any of the above steps in the process are not done.

(916) 444-8701 Office

(916) 405-3854 FAX

(916) 417-1213 Cell

PI#24169

**Your Tenants must be screened  
prior to move in.**

**This will be strictly enforced  
in the coming months.**

**If you need  
help or more information, call  
821-7796.**

**Regarding you, your tenants or any guests in your unit**

*If the Manager is threatened with terrorists' threats against the Managers person or property, the homeowner may be special assessed \$2500.00.*

*In the event of a tenant making threats, the homeowner will need to make certain the tenant never approaches the Wildwood office or the Manager again. The homeowner will be the contact between the Association and the tenant on all matters.*

*This policy applies to the Board members, the contract staff, vendors, and volunteers associated with Wildwood HOA. If threat sare made to their person or property, the affected homeowner may be assessed \$2500.00 dollars that will be due and payable to the Association immediately*

Effective August 1, 2006, your dues will be mailed to:  
US Bank Payment Processing Center  
P.O. Box 503726  
San Diego, CA. 95815  
Your check must be made out to:  
Wildwood Homeowners Association

New dues payment coupon books will be  
Mailed out to you in the next month for the  
2007 dues.

**Wildwood HOA  
reports  
delinquent  
accounts to the**

**3 credit report  
agencies.  
Once you are**

**60 days delinquent  
your**

**credit will  
be affected.**

**Wildwood Needs Your Cooperation...**

Over the past 3 years the Association has enforced the requirement to remove illegal structures attached to the siding on the patio.

We have asked that satellite dishes and cable lines be installed properly and be placed in the approved locations on the unit.

Yet...some homeowners do not feel they have to comply.

During reconstruction of our units, your illegal structures will be removed by the Association and you will be billed for the cost of the removal.

Take a look at your cable/dish installation. Your dish will be removed by the Association if it is installed in the front of the unit and the cables will be cut if they are not installed correctly.

