



**OUR NEWEST BUILDING ON WEYMOUTH!**

**WW Board  
Update  
January 11,  
2022**

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REDISTRICTING**

**FINANCIALS, DETERMINATIONS, & NEW  
COLLECTIONS EMAILED SEPARATELY**



Wildwood HOA  
Board Meeting Agenda  
January 11, 2022

Call 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\*\*

M  
S  
C

- Liens

M  
S  
C

- Adjournment of open meeting



**Board Meeting Minutes  
October 2021  
Meeting Time: 7:00 P.M**

Call to order: 7:05 p.m.

Attendees: Patrick, Diana, Fred, Clydean

Absent: Jelani

No community members were in attendance.

- The Board resolved the approval of minutes for March and May of 2021. There was no quorum for the July 20, 2021, meeting.  
M - D  
S - Y  
C - All
- The Board resolved to accept the Treasurer's report, to include an increase in dues from \$280.00 per month to 290.00 \*  
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 @ lisafrancoa.com within 30 days of the meeting.  
\*\* Report posted online @ lisafrancoa.com within 30 days of the meeting.

**KEY:**

**M= MOTION**

**S= SECOND**

**C= CARRIED**

**A=All**

*Secretary,*

*Diana Pop*

**Items shared by Franklin Villa Units:**

**#1** which is Morrison Creek Estates HOA and **#5** which is Wildwood HOA

Camera configuration

Camera internet billing

Gate billing

Door King

Office Depot

Home Depot

CED Electrical used to acquire electrical components and courtesy lighting.

NUMBER OF VISITORS TO THE SITE OFFICE FR: OCO - DEC - **41**

NUMBER OF INTERACTIONS WITH LAW ENFORCEMENT: **8**

<b>UPCOMING FORECLOSURES:</b>	<b>APN</b>	<b>AMOUNT OWED</b>
	049-0310-049-0000	3880
	049-0320-008-0000	6440
	049-0350-015-0000	12850.00
	049-0310-025-0000	12190.00
	049-0310-003-0000	3860.00
	049-0310-010-0000	5320.00
<b>TRUSTEE SALE COMPLETE</b>	<b>049-0310-048-0000</b>	<b>19420.00</b>
	049-0320-017-0000	12570.00
	049-0310-047-0000	2520.00
	049-0320-050-0000	2075.33
	049-0330-013-0000	5012.00
	049-0320-018-0000	2758.00
	049-0320-019-0000	2325.00
	049-0320-010-0000	4090.00
	049-0310-037-0000	3610.00
	049-0330-058-0000	22065.53
		<b>120,985.86</b>

←—————→  
Developing a survey to garner support for putting a left turn signal as we exit Creeksedge going left. There have been accidents, and 3 years ago, a fatality. If enough letters and emails are received on this safety feature, I will pursue our Council Member and Traffic Control investigators.

Homeowner, Edna Griffith, enlisted me to work with her on this matter. – NO UPDATE



## PROJECTS:

### TREES

CUTTING 2 REDWOODS NEXT TO 4071 WEYMOUTH THAT COST THE ASSOCIATION **3000.00** IN REIMBURSEMENTS TO THE OWNER FOR PLUMBING DAMAGE FROM THE ROOTS SCHEDULED FOR 03/20/22.

### FRONT DOOR ROOFS

REPAIRED OR REPLACED 15 TO DATE

### DRYROT/PAINT

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

RESTORING 4121– 4133 BROOKFIELD PUSHED TO OCT – **IN PROCESS, REAR OF 8 BLDGS ALL COMPLETE, FRONT ON HOLD UNTIL EARLY SPRING**

RESTORED THE REAR OF **4123**

COMPLETED REPAIR AND REFINISH ON 9184 LINEAR FEET OF COMMON AREA FENCING

### CAMERAS

VERY EXCITED TO ANNOUNCE WIRELESS TRANSMISSION OF INTERNET THUS ALLOWING SOME COMCAST ACCOUNTS TO BE CLOSED. THERE ARE 26 COMCAST ACCOUNTS BETWEEN MCE AND WW. THE GOAL IS TO CLOSE ALL BUT 10 ACCOUNTS BY THIS TIME NEXT YEAR!

### LANDSCAPE

DROUGHT PROOFING 4077 – 4085 SAVANNAH

ADDING RUBBER BARK IN FLOWER BEDS AND PLANTING HOSTAS AND SUCCULANTS

NEW LANDSCAPE/MAINTENANCE COMPANY ONBOARD

DIGGING UP OLD GRASS AND ADDING TOPSOIL TIL SPRING IN MANY AREAS:

ADDED OR REPLACED 48 COURTESY LIGHTS



**DEMAND TO PAY RENT TO PARTY OTHER THAN LANDLORD (SECTION 2938 OF THE CIVIL CODE)**

Tenant: (Name of Tenant)

Property Occupied by Tenant: (Address)

Landlord: (Name of Landlord)

Secured Party: (Name of Secured Party)

Address: (Address for Payment of Rent to Secured Party and for Further Information):

The secured party named above is the assignee of rents, under the Declaration of Covenants, Conditions & Restrictions (CC&Rs) dated \_\_\_\_\_ and recorded at (recording information) in the official records of \_\_\_\_\_ County, California. You may request a copy of the assignment from the secured party at \_\_\_\_\_ (address).

THIS NOTICE AFFECTS YOUR LEASE OR RENTAL AGREEMENT RIGHTS AND OBLIGATIONS. YOU ARE THEREFORE ADVISED TO CONSULT AN ATTORNEY CONCERNING THOSE RIGHTS AND OBLIGATIONS IF YOU HAVE ANY QUESTIONS REGARDING YOUR RIGHTS AND OBLIGATIONS UNDER THIS NOTICE.

IN ACCORDANCE WITH SUBDIVISION (C) OF SECTION 2938 OF THE CIVIL CODE, YOU ARE HEREBY DIRECTED TO PAY TO THE SECURED PARTY, \_\_\_\_\_ (NAME OF SECURED PARTY) AT \_\_\_\_\_ (ADDRESS), ALL RENTS UNDER YOUR LEASE OR OTHER RENTAL AGREEMENT WITH THE LANDLORD OR PREDECESSOR IN INTEREST OF LANDLORD, FOR THE OCCUPANCY OF THE PROPERTY AT \_\_\_\_\_ (ADDRESS OF RENTAL PREMISES) WHICH ARE PAST DUE AND PAYABLE ON THE DATE YOU RECEIVE THIS DEMAND, AND ALL RENTS COMING DUE UNDER THE LEASE OR OTHER RENTAL AGREEMENT FOLLOWING THE DATE YOU RECEIVE THIS DEMAND UNLESS YOU HAVE ALREADY PAID THIS RENT TO THE LANDLORD IN GOOD FAITH AND IN A MANNER NOT INCONSISTENT WITH THE AGREEMENT BETWEEN YOU AND THE LANDLORD. IN THIS CASE, THIS DEMAND NOTICE SHALL REQUIRE YOU TO PAY TO THE SECURED PARTY, \_\_\_\_\_ (NAME OF THE SECURED PARTY), ALL RENTS THAT COME DUE FOLLOWING THE DATE OF THE PAYMENT TO THE LANDLORD.

IF YOU PAY THE RENT TO THE UNDERSIGNED SECURED PARTY, \_\_\_\_\_ (NAME OF SECURED PARTY), IN ACCORDANCE WITH THIS NOTICE, YOU DO NOT HAVE TO PAY THE RENT TO THE LANDLORD. YOU WILL NOT BE SUBJECT TO DAMAGES OR OBLIGATED TO PAY RENT TO THE SECURED PARTY IF YOU HAVE PREVIOUSLY RECEIVED A DEMAND OF THIS TYPE FROM A DIFFERENT SECURED PARTY.

(For other than residential tenants) IF YOU PAY RENT TO THE LANDLORD THAT BY THE TERMS OF THIS DEMAND YOU ARE REQUIRED TO PAY TO THE SECURED PARTY, YOU MAY BE SUBJECT TO DAMAGES INCURRED BY THE SECURED PARTY BY REASON OF YOUR FAILURE TO COMPLY WITH THIS DEMAND, AND YOU MAY NOT BE DISCHARGED FROM YOUR OBLIGATION TO PAY THAT RENT TO THE SECURED PARTY. YOU WILL NOT BE SUBJECT TO THOSE DAMAGES OR OBLIGATED TO PAY THAT RENT TO THE SECURED PARTY IF YOU HAVE PREVIOUSLY RECEIVED A DEMAND OF THIS TYPE FROM A DIFFERENT ASSIGNEE.

Your obligation to pay rent under this demand shall continue until you receive either (1) a written notice from a court directing you to pay the rent in a manner provided therein, or (2) a written notice from the secured party named above canceling this demand.

The undersigned hereby certifies, under penalty of perjury, that the undersigned is an authorized officer or agent of the secured party and that the secured party is the assignee, or the current successor to the assignee, under an assignment of leases, rents, issues, or profits executed by the landlord, or a predecessor in interest, that is being enforced pursuant to and in accordance with Section 2938 of the Civil Code.

Executed at \_\_\_\_\_, California, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

(Secured Party) Name: \_\_\_\_\_ Title: \_\_\_\_\_

# EDUCATION CORNER

## REDISTRICTING AN EPIC FAIL FOR DISTRICT 7 AND THE FRANKLIN VILLA COMMUNITY....

**Lauren Hammond** <lrn.hammond@gmail.com>

To: Lauren Hammond

Bcc: Lweymouth@yahoo.com

Fri, Dec 17, 2021 at 2:22 PM

As you know, last night the Redistricting Commission adopted a Final Map effective immediately.

<http://www.cityofsacramento.org/-/media/Corporate/Files/City-Clerk/Services/maps/AdoptedFinalMap.pdf?la=en>

They did move the 24th Street and Meadowview Road District 8 boundary east to include Burbank High School.

They also added part of the Valley Hi neighborhood into District 5 to make up the population difference. So the neighbors between Mack Road to Valley Hi Drive are affected.

To recap, Phoenix Park, Morrison Creek, Wildwood Estates, Southgate Gardens, Pollack Ranch and north Valley Hi are now in Council District 5.

*According to the City of Sacramento Charter Article XII. Redistricting Section 179 (b) Any registered voter in the city may file a petition for a writ of mandate or writ of prohibition within 30 days after the commission has adopted a final map, to bar implementation of all or a portion of the new council district boundaries on the grounds that the final map violates this article. No legal challenge may be brought against the final map under this article after the 30-day period has expired.*

[http://www.qcode.us/codes/sacramento/view.php?topic=city\\_of\\_sacramento\\_charter-xii-179&frames=on](http://www.qcode.us/codes/sacramento/view.php?topic=city_of_sacramento_charter-xii-179&frames=on)

I thank you again for your participation.

Lauren Hammond