



### **The Challenge of Achieving the Property Values We Deserve**

The 2 master bedroom, 2.5 bath units are appraising at 185,000. This is the same appraised value in April 2006. We are not losing value...but maintaining value. That's nice...but I want us to achieve a minimum value of 225,000.00 for the units.

Mercy Housing lo-balled 4 of the units they recently sold. The units were listed at under 160,000.00. That is not helpful to the remaining homeowners. The new homes off of Brookfield Drive have helped keep our values stable, but have not helped to increase the values.

### **A Word from the Manager**

My family and I suffered a great loss this Holiday Season. So many of you offered to keep us in your thoughts and offered your support through cards and phone calls

The office should be open full time by 01/04/07. If you need me please call 916-821-7796. ...all calls will be answered or returned.

I extend my heartfelt gratitude to the Wildwood family.

Happy New Year!

One appraiser suggested attracting buyers from out of the area...even out of state. He suggested advertising in markets that are unfamiliar with the history (real or revisionist) of this area. That could net the asking price you seek. No one would believe there are properties in California that are



approximately 1400 square feet, selling for 185,000.00. and under. I say let's do something about it. Even before this depressed housing market, Wildwood homeowners have never realized the true value of their properties.

The city is scheduled to install security gates to control car and foot traffic into Wildwood and Brookfield. Ensure your tenants are screened to the current requirements.

The unscreened tenants living in the community will not be granted a key card and you may face other penalties for failure to follow the screening procedure.



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### **NEXT MEETING**

**JAN 17, 2007 @ 6:00 PM**

# Davis-Stirling.com Newsletter

The Wildwood Newsletter will feature interesting items from Davis-Stirling Newsletter each month for your information and ongoing education. Though this information provided is interpreted by a law firm in San Diego, please direct any concerns you have to the Association office to submit to the Association Attorney.

## EMPLOYMENT LAW UPDATE

For associations and management companies with employees, there are two changes in the law you should be aware of:

**Increase in Minimum Wage.** In September 2006, Governor Schwarzenegger signed into law an increase in the minimum wage from \$6.75 per hour to \$7.50 per hour, effective January 1, 2007. The minimum wage increases again on January 1, 2008 to \$8.00 per hour.

These increases will likely effect the budgets of *all associations*. Vendors used by associations, such as landscape companies, painters, roofing companies, pool maintenance, housekeeping, parking attendants, etc., may be increasing their fees to their clients. Boards should take this into account in their budgets.

Wildwood has made every effort to hold contract prices to 2006 levels for at least a year. The Managers contract rates are locked in through 2009!



## NEW ELECTION LAW

**QUESTION:** Our CC&Rs prohibit pets. We are fearful that the new election law may affect our restriction.

**ANSWER:** Your fears are well founded. By requiring all associations to adopt election rules, the legislature inadvertently voided all pet prohibitions in California.

Any governing documents amended after January 1, 2001 must allow pets. [Civ.Code '1360.5\(e\)](#) Election rules are part of an association's Rules & Regulations. [Civ.Code '1357.120\(a\)\(7\)](#) Rules & Regulations are defined as governing documents. [Civ.Code '1360.5\(d\)](#) Therefore adoption of election rules immediately voids pet prohibitions and allows owners to have birds, cats, dogs, and aquatic animals kept in aquariums. [Civ.Code '1360.5\(a\)&\(b\)](#)

Your board cannot preserve your pet restriction by refusing to adopt election rules since all associations "shall" adopt election rules. [Civ.Code '1363.03\(a\)](#) Therefore, the legislature has intentionally or unintentionally voided your pet restrictions.

**RECOMMENDATION:** Associations with pet prohibitions should immediately amend their CC&Rs to limit the number, size and breeds of pets allowed. If they do not, owners can bring Pit Bulls, Dobermans, Rottweilers, etc. onto the property and there is nothing boards can do to stop it.

**Install a fire extinguisher and a carbon monoxide monitor in your unit. Check the batteries in your smoke detector every time the seasons change!**

Moreover, if owners adopt pets before new restrictions are enacted, the pets are automatically grandfathered and associations cannot force their removal. Civ. Code 1360.5(c)

**Please ensure your tenants are properly screened. Once the city installs the security gate residents who are not registered with the Wildwood office will not be granted a key card to use the gate for egress and ingress.**

## *Other expenditures in 2016*

Last months Newsletter covered some of the many improvements that are in-progress at Wildwood. We also disclosed the cost of these improvements. There are additional items that have been purchased for the Association to operate optimally. Some ideas were quite successful! There were other monies spent to improve Wildwoods public persona, that is, to set this Association aside from the "G Parkway" reference and history. To achieve this;

1. The office was painted, carpeted, and updated office furnishings were put in place
2. A website was built for your and the publics convenience and to allow the office to operate more effectively through better communication with homeowners, realtors, lenders, government agencies, contractors and vendors.
3. The Association hosted a pool party and invited a political candidate to attend. This candidate had done many good things for the "Franklin Villa" neighborhood. He was instrumental in the donation of services and lighting from SMUD to Wildwood.
4. Wildwood established "Kids Place". Children are residents too. Wildwood has no facilities to accommodate the many kids living here. They play in the streets...an unsafe practice, and they get restless and vandalize Wildwoods common areas and your properties.

So...donations were made by the City of Sacramento, the Association, SHRA, the many vendors in the surrounding neighborhood, the contractors and vendors who service Wildwood, the neighborhood residents, the students from Sacramento State and the Contract Manager, to support many events and programs at Wildwood this summer. The events held were Friday Night Movies at the Pool, Jump and Bounce house days, snow cone parties, and the Giant Waterslide day.

Kids from Brookfield, Morrison Creek, and Phoenix Park participated as well. The finale resulted in the Wildwood supported "Talent Showcase". Each of the children who participated in the Showcase received gifts of \$50.00 to \$100.00 dollars apiece. There will be more on this on our new website coming soon!

### OTHER PURCHASES

- Wildwood purchased 2 storage bins, a 20 footer and a 40 footer to store raw materials, tools and other items securely.
- The Association is the proud owner of a zero turn riding mower
- Wildwood owns a golf cart utilized to move materials, supplies, and individuals surveying Wildwood for various reasons.
- Tools that have 'grown legs and walked off' or were old and broken have been replaced.
- Tools were purchased so that contract staff could work on projects at a lower rate than a general contractor would charge.

**We are updating the website.**

**The new address is [www.wildwoodhoasac.net](http://www.wildwoodhoasac.net)**

**The old website [www.wildwoodhoasac.org](http://www.wildwoodhoasac.org)**

**can be accessed through the end of Jan.**