

MARCH

2006

NEWSLETTER



*HAPPY St. Patrick's Day & First Day of Spring!!*

*Welcome and Congrats to Wildwood's Newest Homeowners who purchased their properties to live here at Wildwood!*

*From your Onsite Executive Manager "Mr. Willie" and especially from your elected volunteer hard working Board of Directors we extend a special welcome to: MS Ida, MR. Stefan, MS Edna, MR. Steven, MS Margaret, MR. James, MS Rosa, MR. Gerardo, MS Patricia, MR. Tracy, MS Pamela, MR. Osaretin, MS Barbara, MR. Jason, MS Lorna, MR. Roosevelt, MS Dijaída, MS Victoria, MS Josie and others whose escrow closing are still pending.*

*Please insure you establish your resident profile through the Homeowner Screening Process in the Wildwood HOA office by calling 916-392-3613 to schedule an appointment with Mr. Willie if you have not already done so. Again, thank you for adding precious value to our Wildwood community with your new home ownership. We value your helpful input to assist our development to foster the continued positive growth in our community.*

*Please read your CC&R's, By-laws, Rules and Regulations. These are our governing documents for this Association. The **newsletter** you receive each month is a **legal form of notice** to the homeowners and residents who live in or own property in the Wildwood Homeowners Association.*

- ✚ The main functions of the **Board of Directors** of the Association are to **maintain, enhance** and to **increase the value** of the asset (Wildwood Properties).*
- ✚ The **homeowner** is responsible for the upkeep of the home and the behavior of the residents with regard to our governing documents rules and regulation, CC&R's and By-laws violations.*
- ✚ **Homeowners** may contact AMC, Inc by calling 916-565-8086 X303 or X304 to purchase copies of our governing documents.*

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***It's About the Illegal Structures on Your Patios.***

*This NOTICE have been given to homeowners in earlier Newsletters and Violation Notices. Thank You to those homeowners who performed the actions necessary to remove the illegal structures from the patios of their homes. For homeowners who are not in compliance please do so before a hearing notice is issued.*

*Per Article VI, Section 1 (Architectural Control) And Article VII, Section 5, (Prohibited Repairs/ Alterations), (i) movement and replacement of fence, and installation of a roof patio cover attached to the townhouse building structure, without applying for, or receiving, architectural approval, and impairing the Association's maintenance easement with respect to the Property.*

*We understand some of you acquired this structure with the purchase of your properties. That is unfortunate, and you are not relieved of your responsibility to comply with the CC&R's. If you want to meet with the Board to discuss your options, please call (916) 320-4525.*

*You will not receive dry-rot repairs and new paint if you have these structures attached to your unit. You are responsible for any damage to your unit resulting from the structure.*

*ALL WILDWOOD HOMEOWNERS ARE INVITED TO ATTEND OUR MONTHLY BOARD OF DIRECTOR'S MEETINGS. SEE YOU MARCH 15, 2006 AT 6:00PM.*

**Board of Directors**

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

**Management Company**

AMC, INC. (916) 565-8080  
1401 El Camino Ave. # 200  
Sacramento, CA

**Wildwood Office**

Willie Cudger Executive Mgr.  
(916) 392-3613  
FAX (916) 392-3640

**Attorney**

Ron Severaid  
(916) 929-8383

**NEXT MEETING**

Wednesday, March 15, 2006  
6:00 p.m.  
4088 Savannah Lane  
Sacramento, CA 95823