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2016



Newsletter

A Quarterly Newsletter Providing Comprehensive News and Information For Your H.O.A.

Wildwood

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Big living in small spaces

Short on square footage? Live large with our space saving design ideas, storage solutions and organizing tips.



BEFORE

When designer Brian Patrick Flynn dined in this 75-square-foot L-shaped kitchen, he knew it could be better utilized with an integrated dining space — especially since the owners, John and Sarah, enjoy eating fresh, home-cooked meals. After convincing them to give their space up for a three-day design update, he focused on one clear goal: maximize storage and free

up enough space to seat four people comfortably. Short on square footage? Live large with our space saving design ideas, storage solutions and organizing tips.

First on the to-do list was to create and install a four-person seating arrangement. Secondly, add warmth and pizzazz to the existing beige walls and ceiling with olive-green paint. **CON'T PG 2**





**WILDWOOD
HOME OWNER
ASSOCIATION**

BOARD OF DIRECTORS

Patrick Bohner

Fred Dozza

Mark Hamilton

Lisa Lindsay

Open

Next Board Meeting

ANNUAL MEETING (TBD)

**Minutes available on our
website: LisaFrancHOA.com**



**Newsletter Information &
Design by Heather Chambers
FiveDoubleZero.com**



Since a 52-inch radiator wall divided the kitchen from the living room, it was put to good use with a wall-mounted counter-height table. Former HGTV Design Star contestant Dan Faires created a one-of-a-kind table, designed to be kid-friendly, sturdy and made from reclaimed wood.

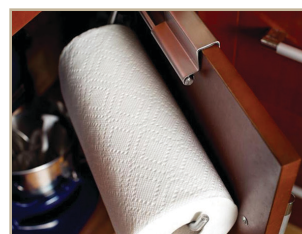
With the table in place, the focus was turned to seating — adding a set of four stackable steel stools done in a powder-coated celery green finish. Since saving space was the most important element of the kitchen’s update, keeping the stools stacked and tucked below the table ensured the floor surface remained open and unobstructed.



Next, the goal was free up as much cabinet space as possible by moving all the cookware to a ceiling-mounted rack. A pot rack with an integrated light fixture with small halogen bulbs was the perfect fix. In order to take advantage

of the vertical space and instantly add much-needed ambiance to the dining area, the lighted pot rack was installed above the table.

Since the kitchen is located just a few feet from the apartment’s entrance, the dead space near the door was used to add open storage for everyday items such as cereal bowls, water glasses, coffee cups and bottled drinks. Basic plumbing supplies and darkly stained pine wood were utilized to create a low-cost, rustic farmhouse aesthetic. The project was created and installed in two days and cost less than \$250 in materials. Approximately three cabinets’ worth of items were moved onto the new open shelving.



To free up extra counter space, a cabinet door-mounted paper towel holder was added to one of the kitchen’s base cabinets. This is an easy way to save space without any handy skills; the holder simply clips to the top of the cabinet door and holds itself in place.

Reaching for and sorting through pans can be irritating — especially inside of extra-deep base cabinets. Make life easier by installing upright pan racks, which use vertical space rather than the base cabinet's depth. Shelving space inside Sarah and John's wall-mounted cabinets is maximized with stackable wire racks. The racks come in different heights and widths, and they allow various sizes of plates to be stacked neatly within the same cabinet.



The final step in the kitchen update was to add space-saving tricks to the cabinets and countertops. Since coffee in the mornings is important to Sarah and John, adequate space for coffee cups was added by mounting an extendable coffee cup holder just a few inches from the coffee maker.

Although the kitchen is tight on space, personality was still squeezed into the design. One of Sarah and John's favorite art pieces hangs on the wall above the bar-height table. Not only does this add a true focal point to the kitchen, it also adds a touch of bold color to the otherwise earthy neutral space.



These are a few space saving tips and ways to open up the live in area. Create the illusion of a larger space while utilizing the small spaces available. *Enjoy!*

Satellite Installations



Attention: Owners & Residents

The installation of satellite dishes must be on tripods on the rear of the unit. Cables must run along the underside of the trim pieces and care must be taken to prevent water intrusion.

Do not drill through the exterior siding of the buildings to get to the second floor. If service is requested on the second floor, owner is to assign a licensed contractor to run wires through the house up to the second floor.

Damage to the siding resulting from poor installation may become the responsibility of the home owner who may in turn hold the cable or satellite company liable. Should this occur, the problem provider may possibly be denied the ability to perform future installations in the Association.

Work should be:

- Neat in appearance
- Appropriate colored cables should be used to blend closely with the units exterior paint color.
- Owner or resident should be asked to review the final work.



REMINDERS for Tenants

1. Please roll trash and recycling cans out to the curb on Monday night after 6pm and roll them back in by Tuesday at 6pm.
2. Residents must not play in streets, common areas and alleys. Remember that you can take your kids and family to area parks.
3. In HOA's, owners are responsible for you, the tenants, your guests and all non-compliant activity that occurs in your unit.
4. Please do not attempt to change the mailbox lock yourself, this will result in a fine.
5. No dogs over 1 foot tall and 25lbs in weight.
6. NO satellites are allowed to be attached to roofs and/or siding. Satellites must be placed on TRIPODS ONLY. *See up top for more information.*
7. There is a zero tolerance policy towards any behaviors that negatively impact the appearance of Morrison Creek Estates. *See next page for more information.*
8. Tenants must not dump unwanted furniture and other items in the common area. Please be advised that the association is not responsible for disposing of your tenants unwanted items.



WW H.O.A PARKING PERMITS

Permits are required for all residents and visitors at all times

- \$5.00 per permit
- \$3.00 for visitor permit (1 pass maximum)
- \$25.00 for a replacement visitor permit
- \$50.00 for a replacement resident permit

Items needed to obtain parking permit:

- Lease or proof of screening
- Valid government issued I.D (state, driver license, military, etc.)
- Proof of vehicle registration

We have guest parking spaces set aside for your friends and family when they visit. Since these spaces are limited, we need to make sure guest parking is used by visitors only. To help with this. Everyone parked in a guest space must have a guest parking permit.

Visit the office to obtain a Guest Parking Permit

Also log your license plate online at: wildwood.guestparkingpermits.com

Our guest parking rules:

- Guest vehicles must be registered while parked.
- Vehicles are limited to 24 hrs in any 7 day period.
- Residents are **NOT** permitted to park in guest spaces
- If you only log into web address above, it will **NOT** prevent your vehicle from being towed. You **MUST** have a visitor permit hanging from your rearview mirror in order for your permit to be valid. Please obtain one from the office.

Questions?

Contact Lisa Franc H.O.A. at lisafranchoa@gmail.com or 916-821-7796

Thanks for helping us enforce our parking rules so parking is available for your guests.

Animal Care & Regulation

Low cost vaccines & microchipping

NORTHERN CALIFORNIA MOBILE PET VACCINATION CLINIC

Check website for locations and dates; (916) 448-3668

- Times vary by location, many to choose from.
- dogandcatshots.com

SACRAMENTO COUNTY ANIMAL CARE & REGULATION

3839 Bradshaw Road, Sacramento, CA; (916) 368-7387

- 3rd Thursday of each month
- 5:00-7:00PM
- \$6 Rabies Vaccine - \$36 Microchipping

CITY OF SACRAMENTO ANIMAL CARE SERVICES

2127 Front Street, Sacramento, CA; (916) 808-7387

- 1st Wednesday of each month
- 6:00-7:00PM
- \$5 Rabies Vaccine - \$20 Microchipping (Cash Only)

PET HAVEN

352 Florin Road, Sacramento, CA; (916) 421-7387

- Saturdays, 10:00-11:30AM
- Call for current pricing



THAT'S THE SPIRIT!

By STEVE BATES | Illustration by JOHN S. DYKES

Successful community building takes time and effort, and it has to be based on a shared vision that varies from one association to the next.

AT FIRST GLANCE, Eastman and Riverwoods Plantation might appear to have little in common. The former is nestled in the wooded hills near Dartmouth College in Grantham, N.H.; the latter is located in sandy Estero, Fla., just a short sail from the Gulf Coast. But each is rich in the kind of spirit that ties neighbor to neighbor in many disparate ways.

They boast an enthusiasm for their communities that makes people proud to live there, provides a firm foundation for property values and makes governing their associations less of a challenge than it might be otherwise.

Leaders and residents **embrace** diversity of interests and opinions, **foster** volunteerism, **partner** with local governments and **WORK** hard to protect the property for future generations.

Developers, managers, association volunteers, residents and real estate agents all across the country strive to build, nurture and promote the harmony and togetherness that turn a collection of homes into a community, but it's not easy. Successful community building takes time and effort, and it has to be based on a shared vision that varies from one association to the next.

"You don't build a sense of community overnight," says Joe Winkler, CMCA, vice president of marketing with Keystone Pacific Property Management in Irvine, Calif.

Community can wither if not nurtured. And according to some, spirit and togetherness are getting harder to maintain in today's divisive world. "It's deteriorating across the nation," observes Rachel Miller, manager of Riverwoods Plantation RV Condominium Association.

But when community-building efforts work, the end result can be highly rewarding, though occasionally difficult to define.

"It's almost a feeling," says Leslie Moses, chief community living officer of Eastman Community Association.

Eastman, which is celebrating its 45th anniversary in 2016, consists of about 1,500 single-family homes and condominiums on about 3,600 acres encompassing three small towns. A lake is the focus of recreational activities during warm months. But at Eastman's spiritual center is a set of core values: collaboration, cooperation, integrity, respect, responsibility, shared commitment and sustainability. Leaders and residents embrace diversity of interests and opinions, foster volunteerism, partner with local governments and work hard to protect the property for future generations.

Having nice amenities, such as a community center and athletic facilities, helps any association build a sense of belonging and pride. A network of dedicated volunteers who share core values is what makes Eastman and many other communities tick, says Moses. Because residents feel strongly about Eastman, the association usually doesn't have to beg them to get involved. "You'll often see them come forward on their own if they feel passionate about something," she says.

"It's the way the community has always been," says Christie Cecchetti, co-chair of the association's recreation committee and a resident for more than 20 years.

She says having many generations represented in Eastman helps foster spirit, even though that diversity creates a need for a wide offering of programs and amenities. Teenagers run a snack shack during the summer; older residents help raise funds for charity; and families flock to a campout night. All of the efforts were recognized in 2016, when the association was named a MetLife Foundation Best Intergenerational Communities Award winner.

Cecchetti says residents who wish to volunteer even one hour a week—or just help out on a one-time basis—are always welcome. "It's very easy to get involved at Eastman."

BOUND TOGETHER

That's also the case at Riverwoods Plantation, a 55-plus community where 640 manufactured, mobile and motor homes occupy about 60 of the 78 acres. The remaining land includes recreational areas, boat docks and a boat storage area. Civic involvement and volunteering are the two main activities that bind residents to one another and to the association, says Miller.

Many residents attend local government meetings. Recently, when Estero was incorporated as a village with locally elected officials, Riverwoods Plantation residents began speaking out in favor of more bike paths and other amenities that would benefit the wider community.

In addition, the community sponsors an Olympics-styled competition for seniors in the region; proceeds fund a scholarship for a local high school student. Hospitals, blood banks, food banks and a shelter for abused women are among other worthy causes supported by residents. In 2010, Riverwoods Plantation was named a CAI "Humanitarian Community of the Year" for its service to the broader community. "We really are family," states Miller.

Perhaps Riverwoods Plantation's most unique volunteer program is its Half Bubble team, which supplements the work of the association's maintenance staff and saves the community uncounted thousands of dollars annually. Named after the level and how bubbles help contractors determine whether things lie on the same plane, the group's volunteers gather every Wednesday morning to build or repair vital facilities in the community.

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They've fixed retaining walls, pilings, piers, walkways and a ramp at the riverfront; installed a geothermal heating system for a pool; dug irrigation lines and installed sprinklers throughout the community; and built a pavilion with sinks, restrooms and a patio for barbecues.

Bob Fumanti has been pitching in for Half Bubble for three years. A former teacher, he looks forward to straining muscles with fellow volunteers each week.

"I don't do tennis. I don't do volleyball," he states. But he knows a thing or two about masonry work and has learned other skills. "These people are very, very committed to what they do." And the team takes great pride when a project is completed.

Half Bubble was formed in 1987 by nine residents who had significant construction experience. At times, the group has comprised more than 100 volunteers with just about every contractors' trade represented. The volunteers who aren't trained professionals learn on the job. Riverwoods Plantation budgets for materials.

ENGAGING EFFORTS

There are many ways to build and maintain community spirit. Smart association leaders are willing to try new things and abandon programs that don't work.

Jane Dembner joined the nearly 50-year-old Columbia Association—situated between Baltimore, Md., and Washington, D.C.—as its director of planning and community affairs in 2010. Dembner says she was inspired by the community's adherence to its founder's ideals, which include a steadfast commitment to all forms of diversity. That's why she introduced a community-building speaker series.

The program is designed to engender dialogue on thought-provoking topics. Recently, the president of the University of Maryland, Baltimore County, tackled the topic of racial and economic diversity in the community. Another time, Dembner brought in an expert on the retail industry to explain why it wasn't economically viable to replace a grocery store that closed in the community.

Recruiting volunteers is essential and so is **THANKING** them. Dembner suggests board members and managers focus on programs that highlight an association's unique aspects; doing so can help kindle or brighten

the flame of community pride. For example, to showcase Columbia's open spaces, the association has worked to make local roads more bike friendly and has organized walking tours with a naturalist.

Occasionally, adversity can heighten and illuminate community spirit. East Lake Village Community Association in Yorba Linda, Calif., has had an active and engaged base of residents for many years. But in November 2008, when a massive fire destroyed more than 300 homes in the area, that spirit shifted into high gear. Public officials asked East Lake Village for volunteers to work at an emergency relief center.

"Within 24 hours, I had all of the shifts filled for a week," recalls association General Manager Susan Janowicz, CMCA. "When disaster strikes close to home, everybody wants to get involved."

PLANNING FOR CHANGES

Board members and managers also need to keep an eye on changes in demographics and their ears close to the ground to discern what people want—and what they don't.

"We used to do a casino night. It was hugely popular," says Janowicz. "Then it started dying off. We weren't getting the attendance that we used to get."

The board asked why money was being spent on the event, and it was dropped. The community only funds programs that break even. "Demographics change. You've got to keep that in mind," she says. Moses, Eastman's community living officer, says associations just need to listen. "People will tell you what they want," she says.

Once a community figures that out, it needs a plan for capitalizing on its residents' desires. Then it needs to communicate that plan and stick with it.

"Communities that do it well have an overall vision," says Winkler, the California management company executive.

Lynda Ellis, owner of Capitol Concierge, a catering and event planning firm based in Rockville, Md., says communities need to market their identity or brand to residents.

"You've got to get into the 21st century. A lot of associations aren't," she says. "You need to text residents. You need a Facebook page. Social media is really important."

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Spirit on a BUDGET

GREAT AMENITIES can help bring people together and facilitate community spirit, but expensive construction projects and elaborate shindigs aren't essential. There are many ways to build camaraderie on a tight budget.

For many events at Eastman Community in Grantham, N.H., volunteers lend their time and talents. "We invite an artist who teaches in a barn. We have woodcrafters working with kids to build a kayak," says Christine Cecchetti, co-chair of the recreation committee. The association's family campout night and barbecue challenge don't require much capital either.

Meanwhile, Eastman also counts on fundraising for local charities to provide a shared sense of purpose and satisfaction in helping others in need, which fits in nicely with the community's values. Not only do the efforts get people off their couches and into common areas to see their neighbors face to face, but they're doing some good for the broader community too.

Joe Winkler, CMCA, vice president of Keystone Pacific Property Management in Irvine, Calif., suggests potluck events. The association can provide the facility; volunteers can bring the food and supplies. "It makes people feel connected and motivated," he says.

Lynda Ellis, owner of Capitol Concierge, a catering and event planning firm based in Rockville, Md., agrees that casual events that cost the association little or nothing can be just as effective as expensive, highly orchestrated activities. Poker nights, movies with popcorn and pool parties with frozen treats can bring out people in big numbers. Trips to wineries and theaters also cost the association little.

When inexpensive events catch on over time, they can become traditions. For more than a decade, the Columbia Association in Maryland has sponsored a family bike ride that attracts hundreds of residents each year. Along the bike path, signs inform riders about features they are passing, which helps reinforce the value of living in the community.

Jane Dembner, the association's director of planning and community affairs, says it's a simple and cheap event to organize, but it's something that's really valued. —S.B.



HELP WANTED

Recruiting volunteers is essential and so is thanking them. It costs little, keeps existing volunteers motivated and encourages other residents to get involved.

Communities having trouble getting residents to volunteer should start by asking them to do something small, says Moses. For example, ask a neighbor if he or she can hand out water to runners at a triathlon.

How you ask for help matters too. Advises Moses: “Don’t say: ‘Can you join a committee and meet every month for two hours?’ Instead, say: ‘Can you help us for a day?’”

Riverwoods Plantation sets expectations for residents before they even commit to the community. When people are considering buying a home in the Southwest Florida association, the vice president of the board sits down with the prospective buyer and explains the community’s spirit and commitment to volunteerism. The message: “You’re not just buying a piece of property and a unit,” says Miller.

Fumanti, who builds and repairs community infrastructure as part of Riverwoods’ Half Bubble team, notes that he has been all over the world during his life. He has a yacht near Baltimore and another house in the Poconos. But never has he seen a community with the kind of spirit that is evident at Riverwoods.

“Of all the places I have ever resided, this is the place I like best.”

Steve Bates is a freelance writer in the Washington, D.C.. area.

Attention ALL Residents

Cigarette butts are NOT to be found in or around the following places:

- Front Porch
- Balcony
- Streets
- Lawns
- Car Ports/ Parking Pads
- Garages
- In Front of Doors
- Flower beds
- Pool Areas



AMAZING! FREE THINGS TO DO IN OR AROUND SACRAMENTO



**FRIDAY NIGHTS AT THE BARN - 985 Riverfront St., W. Sac, CA
Oct. 14 - Oct. 21 - Oct. 28 :: 5pm-10pm**

Join Off the Grid and Capital Public Radio for Friday Nights at The Barn. Get ready for a modern “barn dance” with curated live music by Capital Public Radio’s host Nick Brunner, 11 mouth-watering food trucks, and artisan cocktails by Rye on the Road in the Bridge District of West Sacramento!

**PACIFIC OUTREACH HEALTH FAIR - 6270 Elder Creek Rd., Sac
Saturday Nov. 12 :: 9am-3pm - vncares.org**

VN CARES, a student committee at the University of the Pacific’s Thomas J. Long School of Pharmacy is providing free screenings and health education to the under-served population within the Sacramento community. Pharmacy students overseen by pharmacists will provide the free health screenings which include cholesterol, blood pressure, blood glucose, bone mineral density screenings, and much more.



FAIRYTALE TOWN

**3901 Land Park Dr., Sac
Friday Nov. 25 :: 10am-4pm - fairytaletown.org**

Free admission to families who bring a canned

food item for donation to the Sacramento Food Bank & Family Services – Holiday Spirit of Giving Food Drive. Includes free arts and crafts activities and a puppet show. Puppet show tickets are \$1 for members and \$2 for non-members.

**SACRAMENTO ZOO - 3930 Land Park Dr., Sac
Saturday Dec. 24 :: 10am-1:30pm - saczoo.org**

PJ Party Christmas Eve, come celebrate at the Zoo, and you don’t have to change out of your pajamas! That’s right, admission is free and we will be in our best pj’s. Join us!



Thanksgiving Recipes



Stuffed Brussel Sprouts

Just like a stuffed mushroom, this finger food has a delicious filling of bread crumbs, Parmesan, and minced garlic.

INGREDIENTS

Kosher salt
1 lb. Brussels sprouts, trimmed and halved
1 c. Ricotta
1/2 c. Finely grated Parmesan
1/4 c. Italian bread crumbs
Freshly ground black pepper
Extra-virgin olive oil, for drizzling

DIRECTIONS

1 Preheat oven to 375 degrees F. In a large pot of salted boiling water, blanch Brussels sprouts until bright green, 2 minutes. Transfer to an ice bath, then drain.

2 Using a spoon, scoop out insides of sprouts. (Reserve for later use.) Transfer to a parchment-lined baking sheet.

3 In a medium bowl, stir together ricotta, Parmesan, and bread crumbs and season with salt and pepper. Spoon mixture into Brussels sprouts and drizzle with olive oil.

4 Bake until ricotta mixture is warmed through and Brussels sprouts are crispy, 20 to 25 minutes.

Delicious, Enjoy!

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