

# Barring the Bars

The removal of the security bars from the Townhouse windows has caused quite a controversy . It is understandable...as a resident I was not 'feeling' it at first. I have not had the bars for 5 months because of the dry rot repairs on my unit...and not having the bars has been good. My unit looks much better! So many of us have done the hard work...starting with the former, retired, Manager, to turn this neighborhood into the peaceful, quiet place residents enjoy today...!

Per the CC&R's, (homeowners approved by vote in 2005 and/or approved by purchasing property in Wildwood), units with bars affixed to the outside of the window are out of compliance. See Article VII, Para. 15 below.

Attached is a letter from our insurance agent referencing barred windows as one factor that impacts Wildwoods high insurance premium. The electrical concerns expressed by the agent have been addressed over the last 8 months along with the siding that has been an ongoing major project since August of 2006. The Board of Directors and the Manager have a fiduciary responsibility to comply with the Governing Documents and to manage finances to the best of our abilities. Paying exorbitant liability and fire insurance rates is unnecessary and wasteful, so we are working diligently to obtain the rates we deserve.

## CC&R's page 43, Article VII, Para 15.

### Property Use Restriction

15. Interior Improvements. Any bars installed on any windows or doors of any Residence shall be installed on the inside of Residence only, shall receive the approval required by Article V of this Declaration as to the architectural appearance thereof, and, if installed after the date on which this Declaration is recorded in the Official Records, shall have a "quick-release" mechanism consistent with all Applicable Laws, regardless of the location within a Residence at which such bars are installed (i.e., whether or not such quick release mechanism is legally required under all Applicable Laws for any such location). In addition, each Owner shall ensure that, at all times, at least one fire extinguisher, properly charged and maintained in accordance with all Applicable Laws, and at least one smoke detector in full compliance with all applicable standards, with working batteries, properly installed, shall be located within the Residence on each Lot owned by such Owner.

## BUILDING PROJECT PROGRESS (THE FIGHT FOR OUR PROPERTY VALUES)

By the end of August, 2007, 10 buildings will be completed if all goes well. By October 2007, building # 11 should be completed. That will put us 1/2 the way to our goal of 22 completed buildings! We actually exceeded our goal if by 10/07 we have:

**11 buildings completed**

**11 left to go!**

We are hoping to encourage the body to consider taking out a loan to complete the remaining 11 buildings and the many other needed projects by 2009.

The other option is to wait and rebuild reserves...but we stand to lose the best contractors Wildwood has had to date...We don't want that to happen!



### BOARD OF DIRECTORS

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916-929-8383

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**WEBSITE  
WILDWOODHOASAC.NET**

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WILDWOODHOA@COMCAST.NET**

### NEXT MEETING

**JUNE 21, 2007**

**@ 6:00 PM**

This month information on how to access the newsletter on line will be provided to the tenants living in Wildwood.

Many have expressed an interest in finding a way to get information about what is going on around them and the have indicated landlords may not keep them apprised.

I want to remind each landlord that you are responsible for your tenants actions and also for complying with notices in the newsletter...read your CC&R's you will see!

**ROLL....**

**BOUNCE...**

**ROCK...**

**SKATE...**



**It's time for 'KIDZ PLACE' for the young Wildwood residents!**

**This year we hope to exceed last years successful program.**

**The talent showcase is the finale to a summer of:**

**Jumping in the Bounce Houses (pictured above)**

**Friday Night Movies on the lawn**

**Swimming**

**Street Painting (new)**

**This program really reduced the destruction to the buildings and the common areas by 75% because the KIDZ had something to do all day.**

**Back to the finale ...The Talent Showcase. You owners who did not attend last year missed a real treat. Each of the participants received a gift card in the amount of \$50.00 dollars.**

**Wildwood is the staging area...but all kids are welcome!**

# ANGELA CAN'T HELP YOU

## LATE CHARGES:

When you wish to challenge late charges you must take this matter up with the Wildwood HOA Board of Directors. Reliable Association Management can not negotiate the removal of late charges with you...NOT EVER!

## CORRESPONDANCE FROM THE ATTORNEYS OFFICE:

Please...

Do not call Reliable Association Management regarding letters received from the law firm. Call the law firm to address your concerns.

Angela has been instructed to return your payments to you if you send them to her office. If you need the address to the payment center in San Diego you may call Reliable for that information or call the Wildwood Manager.

## MAIL DUES TO:

WILDWOOD HOA  
C/O RELIABLE ASSOC MGMT.  
P.O. BOX 503726  
SAN DIEGO CA 92150-3726

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# LISA CAN'T HELP YOU

When I get calls on holidays...

It is very helpful to have the Manager actually be a resident for many reasons...and I know you mean no harm...but I am amazed when I get calls on holidays, Sundays, or after 11:00pm.

Calls to report emergencies that are critical to the Association or a resident are always appropriate.

The following examples of calls made on holidays, Sundays and late nights that are inappropriate are:

- lights that are not working.
- the neighbor is noisy.
- problems with dues
- a garbage can is missing.

These are the types of calls that would be better made Monday through Saturday, 7:00 am to 9:00 pm.

Please be considerate and allow the Manager to enjoy Sundays, holidays, and late evenings.

Again...please do not feel compelled to drop by my home uninvited to conduct Wildwood business unless we have an appointment.

PERGOLAS at COSTCO

This one is 10' X 12'

See [COSTCO.com](http://COSTCO.com) for details.

Cost is around \$799.00 for now.



PERGOLAS at COSTCO

This one is 8' X 8'

See [COSTCO.com](http://COSTCO.com) for details.

Cost is around \$799.00 for now.



*These are great for your patio areas.  
They are attractive and  
stand alone...  
meaning they do not  
attach to the siding!  
Check 'em out!*

Summer is a time for both you and your pet to enjoy the sunshine and the outdoors, but along with the fun, the season also may offers up situations that can endanger your pet. By taking precautions, you can decrease the chance a disaster happening. By following a few Summer Pet Care Tips, you can keep your animal friends healthy and happy throughout enjoy the months summer.

Summer is often a time when people fertilize their lawns and work in their gardens. But beware: Plant food, fertilizer, and insecticides can be fatal if your pet ingests them. In addition, more than 700 plants can produce physiologically active or toxic substances in sufficient amounts to cause harmful effects in animals.

Make sure your pet is always wearing a [collar](#) and an [identification tag](#). If you are separated from your pet, an [ID tag](#) may very well be his or her ticket home.

Check with your Veterinarian to see if your pets should be taking [Heartworm prevention](#) medication. Heartworm disease, which is transmitted by mosquitoes, can be fatal in both dogs and cats.

Provide plenty of [water](#) and shade for your pets while they're enjoying the great outdoors so they can stay cool. Pets and pools can equal disaster. Prevent free access to pools and always supervise your pet in the pool.

It is very dangerous, and in some states illegal, to drive with a pet in the back of a pick-up truck. This can cause serious injury and also your pet can be unintentionally thrown into traffic if the driver suddenly hits the brakes, swerves, or is hit by another car. Pets should ride either in the cab (in a crate or wearing a [seat belt harness](#)) or in a secured crate in the bed of the truck.

Another summertime threat are [fleas and ticks](#). The Summer is one of the most important seasons to protect your pets from these pesky & potentially harmful parasites.

Don't take your pets to crowded Summer events such as concerts or fairs. The [loud noises](#) and crowds, combined with the heat, can be stressful and dangerous for pets. For your pet's well being, leave him at home.

Pets can get sunburned and your pet may require [sunscreen](#) on his or her nose and ear tips. Pets with light-colored noses or light-colored fur on their ears are particularly vulnerable to sunburn and skin cancer

As you're outside enjoying the warm weather, keep your pet [leashed](#). It will keep her from getting lost, fighting other animals, and eating or drinking things that could make her sick. This tip isn't just for dogs, even cats can learn to walk on a leash if you train them.

Say no to tangles. Keeping your pet well [groomed](#) will help her hair do what it was designed to do: protect her from the sun and insulate her from the heat. If she has extremely thick hair or a lot of mats and tangles, her fur may trap too much heat, so you may want to clip her.

Watch out for antifreeze. Hot weather may tempt your pet to drink from puddles in the street, which can contain antifreeze and other chemicals. Antifreeze has a sweet taste that animals like, but it's extremely toxic. When you're walking your pet, make sure she doesn't sneak a drink from the street.

Bring them inside. Animals shouldn't be left outside unsupervised on long, hot days, even in the shade. Shade can move throughout the afternoon, and pets can become ill quickly if they overheat, so keep them inside as much as possible. If you must leave your pet in the backyard, keep a close eye on her and bring her in when you can.

Keep an eye out for [heatstroke](#). Heatstroke is a medical emergency. If you suspect your pet has heatstroke, you must act quickly and calmly. Have someone call a Veterinarian immediately. In the meantime, lower the animal's body temperature by applying towels soaked in cool water to the hairless areas of the body. Often the pet will respond after only a few minutes of cooling, only to falter again with his temperature soaring back up or falling to well below what is normal. With this in mind, remember that it is imperative to get the animal to a Veterinarian immediately. Once your pet is in the Veterinarian's care, treatment may include further cooling techniques, intravenous fluid therapy to counter shock, or medication to prevent or reverse brain damage.

### Signs of Heatstroke

- Panting
- Staring
- Anxious Expression
- Refusal to obey commands
- Warm, dry skin
- High fever
- Rapid heartbeat
- Vomiting
- Collapse



Petco doggie

