

*Serving the Morrison Creek and Wildwood HOA
Communities*

November 2010 Newsletter

Management Company

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Morrison Creek Board of Directors

Patrick Bohner
Cristie Akers
Ron Simons
David Hobbs
Jason Kline

Wildwood Board of Directors

Patrick Bohner
Ron Simons
Lisa Lindsay
Ida Ward
Jimmy Weaver

Board Meeting

Wildwood Annual Meeting will be
held on November 18, 2010 at 4088
Savannah Lane @ 6:30pm

Morrison Creek Annual Meeting will
be held on December 2, 2010 at 123
La Fresa Ct Unit #1 @ 6:30pm

*Some of the improvements to Morrison Creek Estates
include newly painted buildings, information & mailbox
kiosk as seen below.*



Morrison Creek

Dear Resident/Owners,

People are attaching signs to the mailbox kiosk. Please do not attach anything to the kiosk. We are acquiring an informational kiosk where you are free to put your signs up. We all must keep the mailbox kiosk looking as new and attractive as possible.

--Thank You,



There is nothing like customized gifts to make the recipient feel special, and you can easily purchase customized gifts for everyone on your list without spending a lot of time trying to think of something unique for every person on your list. Just putting the person's name on something is enough to let them know that you were thinking of them specifically when you bought the gift.

In order to make buying customized Christmas gifts easier, you should consider buying something that can be the same for every person on your list, but with a different name on each one. One good choice is a coffee mug. Almost everyone uses one of these mugs at some time or another, so this gift is likely to be used often. You can often buy personalized coffee mugs in the same shops that sell custom T-shirts, so they shouldn't be hard to find.

Another option for a customized gift that will appeal to everyone is a personalized Christmas ornament. Many gift shops sell these items with names pre-printed on them so you don't even need to place a custom order. If you live in an area where tourism is a major industry, you will probably have a large selection of personalized Christmas ornaments available at local souvenir shops.

The most important thing to remember when buying customized gifts during the holidays is that you must make sure to spell all of the names correctly. There is nothing more disappointing than receiving a gift that has your name spelled wrong.

GINGERBREAD COOKIES

Ingredients: 6 cups all purpose flour, 1 tablespoon baking powder, 1 tablespoon ground ginger, 1 teaspoon ground nutmeg, 1 teaspoon ground cloves, 1 teaspoon of ground cinnamon, 1 cup shortening (melted and cooled slightly), 1 cup molasses, 1 cup packed brown sugar, ½ cup water, 1 egg, 1 teaspoon vanilla extract

Directions

Sift together the flour, baking powder, ginger, nutmeg, cloves, and cinnamon; set aside.

In a medium bowl, mix together the shortening, molasses, brown sugar, water, egg, and vanilla until smooth. Gradually stir in the dry ingredients, until they are completely absorbed. Divide dough into 3 pieces, pat down to 1 1/2 inch thickness, wrap in plastic wrap, and refrigerate for at least 3 hours.

Preheat oven to 350 degrees F (175 degrees C). On a lightly floured surface, roll the dough out to 1/4 inch thickness. Cut into desired shapes with cookie cutters. Place cookies 1 inch apart onto an ungreased cookie sheet.

Bake for 10 to 12 minutes in the preheated oven. When the cookies are done, they will look dry, but still be soft to the touch. Remove from the baking sheet to cool on wire racks. When cool, the cookies can be frosted with the icing of your choice



BOUNCED CHECKS

QUESTION: To get reimbursed for bounced checks, does it have to be in the association's collection policy?

ANSWER: There does not appear to be any legal requirement that a fee for bounced checks be in the association's collection policy. Associations already have authority to impose fees to defray costs incurred by the association. [Civil Code 1366.1](#). Fees for returned checks may not exceed \$25 for the first check or \$35 for each subsequent check. Civil Code 1719(a) (1). -[Tina Wang, Esq.](#)



REDUCED QUORUM

QUESTION: Some governing documents allow member meetings to be adjourned to a later date with a reduced quorum. Because ballots count as a member present for the purpose of establishing a quorum, must they also be present to vote to adjourn said meeting?

ANSWER: In the absence of a quorum, any meeting of membership may be adjourned by the vote of a majority of the votes represented at the meeting either in person or by proxy. [Corp. Code 7512\(d\)](#). Those persons who cast ballots need not be present.

Motion to Adjourn. If a quorum cannot be obtained, the chair calls the meeting to order, announces the absence of a quorum, and entertains a motion to adjourn the meeting to a later date. (Robert's Rules, 10th Ed., pp. 336-338.) The time-period for adjourning the meeting is normally found in the bylaws and frequently state that meetings may be adjourned "no less than 5 days and no more than 30 days."



GAS LINE EXPLOSION. The [San Bruno explosion](#) illustrates the danger of a gas line rupture. In an earthquake, fires fueled by broken natural gas lines rage out of control until the gas is turned off. To avoid potential devastating losses, every association should install [seismic gas valves](#).

Pacific Gas and Electric Company (PG&E) is committed to the safe operation of our pipelines. As a part of our commitment, we regularly patrol and monitor our pipelines and also conduct internal and external pipeline inspections. Visit www.pge.com/pipelineinfo or call 1-888-743-7431 for important safety information.

Call 811 before you dig A common cause of pipeline accidents is damage from excavation. If you plan on digging or trenching, please call Underground Service Alert (USA) by dialing 811 at least two working days before you begin. This free service will notify underground utilities in the area of your planned work. PG&E will locate and mark our underground gas and electric facilities. Signs of a gas leak: Don't rely solely on your nose

The most obvious warning sign of a gas leak is usually a rotten-egg smell. However, sometimes there may be no odor at all. Other signs could include dirt spraying in the air, a hissing sound, continual bubbling in a pond or creek or plants that seem to be dying for no reason.

If you suspect a gas leak:

Leave the area immediately and move to a safe location.

Then, dial 911 and call PG&E at 1-800-743-5000.

Warn others to stay away. If gas is burning, do not attempt to extinguish the fire or stop the flowing gas. Only PG&E employees should operate pipeline valves.

Unless you are a safe distance away from the suspected leak, do not light a match, start an engine, use metal tools, or operate any device with the potential to create a spark that might ignite the gas, including electric switches, door bells, radios, televisions, lights, appliances, and garage door openers.

Transmission pipeline markers

Gas transmission pipelines transport high volumes of natural gas and are identified by transmission pipeline markers. These markers specify the approximate location of pipelines, but not all pipelines follow a straight path between two markers and markers do not detail the depth of the pipeline. Extra care should be taken around these signs.

Pipeline operator contact information is located on the marker. Visit www.pge.com/pipelineinfo or call 1-888-743-7431 for PG&E pipeline maps and information. For maps of all types of pipelines, visit www.npms.phmsa.dot.gov.

Garbage Pick-Up

Please help keep our community clean. The association does all it can do to make the common areas neat and clean. We need all residents to do their part. Please roll cans to the curb on Sunday after 6:00 p.m. The city of Sacramento requires the cans be set 3 feet apart so the garbage collection can go smoothly. Trash should be rolled back into your carport by noon on Tuesday. Cans left on the streets of our community give the impression that this is a cluttered and unattractive neighborhood. Any cans left on the curb after 12:00 p.m. on Tuesday will be confiscated. The city of Sacramento will be contacted to pick up those cans. The owner of the unit will have to call the city of Sacramento to order a new can. The unit address must appear on each garbage can at the unit.

WILDWOOD & MORRISON CREEK ESTATES

Neighborhood Special!

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Save \$790 when you replace 10 windows!
Save \$1,185 when you replace 15 windows!

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Disregard for rules or procedures

Boards and associations are governed by covenants, rules and procedures, as well as the state law. When they ignore these, fail to document their decisions or apply rules inconsistently, problems are rarely far behind.

Take the case of the grandson who inherited and moved into the condominium of his deceased grandparent in Florida a couple of years ago, as recalled by Joe Meskin, vice president for community association products at McGowan & Company, Inc., an insurance company in Fairview Park, Ohio.

The grandson painted his front door and garage door in vibrant colors that clashed with the existing color scheme at the small condominium association. The neighbors, who were all retirees that had lived there for 20 years and knew each other, were shocked. The grandson received a notice from the boards that his color choice violated the rules. The grandson responded, "Show me the rule." The board said, "We decided this 10 years ago."

In fact, the board had no ground to stand on because it had never passed a formal rule specifying colors permitted on doors. "They basically made the decision sitting at the pool," Meskin said. Because the board had been lulled into a false sense of informality and had never voted on or documented the rule, it was not binding. The grandson won.

In more serious cases, boards have been sued when they tried to enforce a rule that lacked standing or had been applied inconsistently in the past.

Penny wise, Pound foolish

It's called false economy. A board thinks that by ignoring problems, deferring maintenance or doing a project for cheap, it can save money. Another way to make this mistake is by considering only price and not qualifications, when hiring managers, attorneys, accountants or others who provide services to the association. More often than not, the result is higher costs in the long run.

A condominium association in marine county, CA, offers a dramatic example in the dangers of this approach. Soon after the community was built, water began leaking through windows, the roof and other areas, the result of construction defects, recalls Debra A. Warren, **cmca, pcm**, principal with Cinbar Consulting in San Rafael, CA. Instead of confronting the problem, Or hiring an attorney the board put its head in the sand. "They ignored it primarily because they didn't want to alert the public to the fact that there were no construction defects, which sometimes has an implication on sales," Warren says.

The leakage and resulting damage to the units only worsened. By the time the board acted some 20 years later, paying for the repairs required imposition of a \$56,000 special assessment on each unit. Warren says 17 out of 72 homeowners were forced to walk away from their units and allow the bank to foreclose because they were unable to afford the assessment or sell their condos

Misunderstanding your role

This mistake takes many forms. It often occurs when a board member plays manager, forgetting that the board's responsibility is to make policy and provide general direction and oversight, not to micromanage the community.

Elaine Warga-Murray **cmca, ams, pcm**, who is CEO of Regency Management Group in Howell, N.J., recalls the board member at a townhouse associations in Toms River, N.J., two years ago who decided "to open the pool during the week even though there were no lifeguards" to provide a cool dip for the kids after school. He appointed himself the pool monitor, but failed to test the pool water every two hours as required by state law. Warga-Murray says the manager didn't out until one of the homeowners remarked on how "nice" it was that the hours had been extended. "We didn't know what they were talking about"

When board members act as managers, "it winds up cutting the manager out the picture," Warga-Murray says. "It becomes a gap in communication. It also alienates the contractors and maintenance staff if they have too many bosses."

Sometimes board members assume the role of "the nice guy." They grant approval that they don't have the authority to grant or intercede on behalf of homeowners with the management.

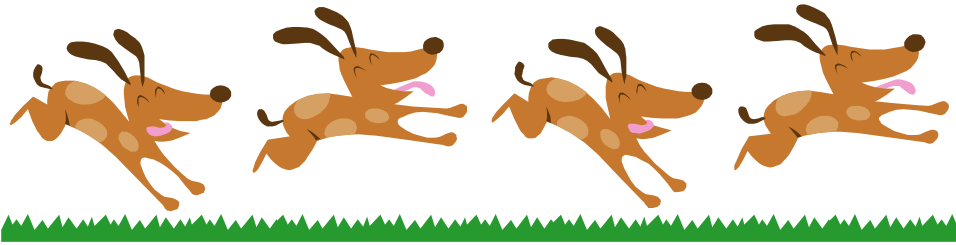
"I've had to really pull in the reins and explain to them you can't act that way," says Anne Calarco, **cmca, ams**, and general manager of Las Vegas Country Club estates Master Association. "Everyone has to be enforced uniformly. You've hired us in management to do the job, and we have to do it the same for every homeowner."

Some boards act as if they have police powers. "We regularly the owners who are upset that a neighbors barking dog is bothering them at night," says Jim Slaughter, an attorney in Greensboro, N.C. "Boards often want to become involved

In such situations, this is a no-win scenario. Unless the governing documents specifically deal with this issue or it rises to a level of community nuisance, the board should stay out of the dispute."

Slaughter, a member of CAI's College of Community Association Lawyers (CCAL), says letting the neighbors work it out between themselves, or let the aggrieved party call the police in such instances.

Cleaning Up Behind Your Dogs



As a dog owner you know the importance of caring for your animal! He must be fed, walked and receive medical care. There is however, one more requirement for the care of your dog and that is to clean up behind your animal for his and the health of others. Most residents have grown of owners leaving their dogs mess in the common areas. The landscapers are tired of being hit in the face with dog mess when it flies up from the lawnmowers and blowers...

It is necessary to take care of your animal in a way that is best for them but also best for the surrounding neighborhood. Residents please monitor and report dog owners who do not care about leaving dog mess in the common areas. Send information to the contact info below. Each time a dog owner is caught disobeying these rules, record the date, time and if you can, sneak a digital photo in the package... then call the association and we will plan to transfer the data from you to the association discreetly! My goal is to charge the owner of the offending unit \$100.00 for each pile of dog mess.

Fire Safety



Daylight savings time is the perfect time of year to check your smoke detectors and air filters. The batteries in your smoke detector should be changed during daylight savings time and anytime you hear your system “chirp”. You should also change your air filters to ensure optimal performance of your heating and air conditioning systems.

Another important and often overlooked fire safety tip is to clean out your dryer’s lint catcher and ducts on a regular basis. The lint catcher can get an invisible build-up of the softener from dryer sheets which can burn out your dryer’s heating unit and even cause a fire. To clean the filter, simply scrub with hot, soapy water and a toothbrush. Doing this simple task at least twice a year can double the life of your dryer and lower your energy bill!

The National Fire Protection Association recommends performing a test of your smoke detector systems once a month by pressing the test button on the face of the alarm. It is also recommended that each home have an easily accessible multi-purpose fire extinguisher and fire blanket in case of emergencies. For more information on fire safety, go to www.nfpa.org.

Insurance

Each Association carries insurance covering certain common areas. For more information, see your governing documents. It is recommended that owners carry their own insurance to cover the contents of their unit. Contact your insurance agent for more information and to discuss your coverage options.

The Associations are insured through Socher Insurance Company. If you would like to get a copy of your Association’s insurance policies, please contact Lorena Gomez at (877) 312-9300.