



<http://wildwoodhoasac.org>

PROGRESS

Phase I is nearly complete!



Brookfield 4183 TO 4197

And

Phase II is just beginning!



Weymouth 4079 TO 4085

Construction phase order is determined by severity.

BOARD OF DIRECTORS

Jeff Gates
President

Jackie Rose
Vice President

Lisa Lindsay
Secretary

Steve Snead
Treasurer

Linda DeAngelo
Member at Large

Management Co.

Reliable Assoc
Mgmt, Inc.
1600 Sac Inn Way
#135
Sac, CA 95815
(916) 564-2115

Wildwood Office

Lisa Lindsay
Acting Manager
(916) 392-3613
FAX (916) 392-3640

Devon
Muhammad
Noblemen Services
Supervisor of
Contractors &
Maintenance
(916) 410-0000

Attorney

Ron Severaid
Carter Glahn
(916) 929-8383

NEXT MEETING

Oct 26th, 2006
6:00 p.m.
4088 Savannah Ln
Sacramento, CA

Please...

I want to accommodate you...but I am one person! I need to establish parameters on my availability. So here they are...

The Wildwood office will be open 9am to 6am most days. There are times when the Manager has meetings or other business offsite.

Phone calls will be accepted:

8am to 7pm Monday through Friday.

12 noon to 5pm on Saturday.

No calls will be accepted on Sunday.

It is great to have a Manager who lives on-site...but please...use discretion and do not come to my home for Wildwood business if it was not pre-arranged...ok!

You may be required to remove wrought security bars at all windows and the back patio door.

You will be notified in writing if this applies to your unit.

For your convenience Noblemen Services has offered to remove illegal patio structures for \$500.00 dollars. The Association will charge you a much higher rate to remove the structure.



916-410-0000

NEW SCREENING PROCEDURE

- Terry Brown of KAP Business Solutions is a private investigator who will do Wildwood background checks as a part of the screening requirement..
- This allows A nation wide check will be performed as opposed to one or two counties our current service reports on.
- You will have to allow up to 7 days for the process to complete.
- The cost is \$75.00 dollars

THE PROCESS

1. The rental application and the P.I.'s consent form can be downloaded from the Wildwood website.
2. Complete the application and the Consent form in its entirety.
3. Include a copy of the tenant's license and social security card with the application and consent form.
4. The owners name and phone number must be on the application
5. Payment can be made in the form of:
 - CASH
 - CASHIERS CHECK
 - POSTAL MONEY ORDER (only postal money orders will be acceptable money orders)

Submit the completed package with payment to:
Terry Brown
KAP Business Solutions, Inc.
3020 I Street, Suite 200, Sacramento, CA. 95816
Simply place your packet in the slot in his door.
Submit a copy of the entire packet to the Wildwood Office. It can be left in the mail box outside of the office.

The screening will be considered incomplete if any of the above steps in the process are not done.

(916) 444-8701 Office
(916) 405-3854 FAX
(916) 417-1213 Cell
PI# 24169

Regarding your, your tenants or any guests in your unit

If the Manager is threatened with terrorists' threats against the Managers person or property, the homeowner may be special assessed \$2500.00.

The homeowner will need to make certain the tenant never approaches the Wildwood office or the Manager again. The homeowner will need to communicate the tenants concerns to this office and communicate the resolution to the tenant.

If the Board members, the contract staff, vendors, and volunteers associated with Wildwood HOA have threats made to their person or property, the affected homeowner may be assessed \$2500.00 dollars may be due and payable to the Association immediately.

Effective August 1, 2006, your dues will be mailed to:

US Bank Payment Processing Center

P.O. Box 503726

San Diego, CA. 95815

Your check must be made out to Wildwood Homeowners Association.

**SCREEN ALL ADULTS
OVER 18 WHETHER
THEY RENT
A ROOM OR THE ENTIRE
UNIT FROM YOU!**