



Wildwood & Morrison Creek Newsletter

DECEMBER 2014

Keep Your Community Clean

Hazardous to health

That piece of trash that was so carelessly thrown out of a car window can have serious consequences. The toxins released from it can be absorbed into the soil. The soil provides nourishment for plants to grow. These contaminated plants are then consumed by animals and humans. The contaminated substances in these plants can cause health problems. Broken glass and used syringes also pose a serious health threat. People can step on these objects and become infected with deadly diseases. And, plastic litter can choke and kill small animals.

Fines

Littering is illegal. A person can face stiff fines, penalties, and even jail time if they are caught littering.

Breeds germs

Litter breeds germs and pests. Those piles of trash and debris provide the ideal place for flies, rats, roaches, and bacteria to thrive and grow.

Fire hazard

Litter can lead to fires. How? Those cigarette and cigar butts that were thrown out without being fully extinguished can start a fire. Paper and other litter can also help to feed an existing fire.

Ethic character

People who litter are not concerned with the well-being of themselves or others. People who have high moral standards are not going to knowingly put the lives of countless plants, animals, or other people in jeopardy by improperly disposing of trash.



Please help us keep our complex clean. No rubbish, trash. Garbage or other waste material is permitted within or without any unit, or in the common areas. Except in sanitary containers within the units, with the sole exception of garbage contained within City garbage cans maintained solely with the approved, assigned locations within the common areas.

Parking Permits Wildwood

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

Permit Prices:

- \$3.00 – 1 resident & 1 Visitor
- \$2.00 – 1 additional resident permit
- \$25.00 – visitor replacement permit
- \$50.00 – resident replacement permit



Visitor Parking Wildwood

Our guest parking rules:

Visitors may park for up to 24 hours in any 7 day period. Residents are not permitted to park in guest spaces.

Note: We can provide special permits if we decide an exception is warranted, so please contact us if you have extenuating circumstances.

Questions?

Contact The Weymouth Company at lweymouth@yahoo.com or (916)821-7796

Thanks for helping us enforce our parking rules so guest parking is available when you need it.

-Wildwood HOA

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

Below is a list of the **WHAT-NOT-TO-DO** in the laundry rooms:

Do not urinate or defecate in the laundry rooms

Do not have sex in the laundry rooms

Do not smoke in the laundry rooms

Do not sell drugs in the laundry rooms

Do not throw trash on the laundry rooms floors

Do not leave lint in dyers in order to prevent fires.



WASH's FIXLAUNDRY® App Now Available for Windows Phones

Morrison

WASH Multifamily Laundry Systems, a leading provider of laundry facilities management services, just released their FIXLAUNDRY app for Windows phones. The free mobile app from WASH provides an easy way for customers to make a service request in just seconds, right from the laundry room.

Also available for iPhone and Android, the FIXLAUNDRY app allows WASH customers to request laundry machine service by simply using the camera on their smartphone to scan the barcode on the machine.



You are renting in an environment known as a Homeowners Association (“the HOA’s”) units in the Homeowners Association are owned by private and corporate owners. One of the owners is Phoenix Park. The beautiful Phoenix Park is an Apartment Complex. In most instances, your landlord, Phoenix Park should be your first contact when you have problems/concerns. The items listed below are the exceptions:

- **Wildwood, Brookfield, and MCE are the Homeowners Associations :**

1. Provide gate cards, laundry room info, mailbox assistance
2. Address concerns about the exterior of the buildings, roofs, and common areas
3. Have Managers onsite daily who are responsible for enforcement of the Rules and Regulations
4. Do not have keys to the doors of the units.
5. Residents should never contact the post office for a mailbox key.

- **Phoenix Park/JSCO are landlords:**

1. Collects rents
2. Issues garage door keys
3. Handles complaints concerning the inside of the unit
4. Issues warning notices directly to tenants



Both HOA’s

1. Roll trash out on Monday night at 6:00 p.m. and rolled in by Wednesday at noon.
2. Residents must not play in streets, common areas, and alleys...discuss availability of area parks.
3. In HOA’s Owners are responsible for you, the tenants, your invites, and all noncompliant activities that take place the units.
4. No dogs over 1 foot tall and 25 pounds in weight.
5. Please do not attempt to change the mailbox lock yourself, this will result in a fine.
6. **No satellites attached to roofs.**

Always be observant of your surroundings

There have been several disturbances within our neighborhood. Management and security can't be everywhere at all times, so we seek your help in identifying illegal or nuisance behavior.

We ask that you be the eyes and ears that help management, security, and police department identify illegal activity and nuisance behavior taking place around you. We need you to act quickly to inform us when you spot problems, suspicious activity, or a crime in progress.

It is the policy of the Morrison HOA to request the source of the complaint....however, it is also the policy to keep the source of the complaint **anonymous and confidential**...only agents of the Association and the Board of Directors will know. We ask for this information because often time's owners do not believe management and security without video's, witness statements, and/or police reports....all of which are kept confidential.

Notify the police if you see or hear any of the following:

- Any illegal activity (gangs, selling drugs or using drugs) etc.
- Excessive in and out activity
- Weapons
- People engaging in acts of physical violence or threats of violence
- Any suspicious activity
- Individuals living in and/or doing drugs in the garage.
- Someone looking in windows or cars.
- Someone forced into a car
- Someone screaming or shouting for help.

Please notify management or security if you see or hear any of the following:

- Someone moving slowly through the neighborhood with no apparent destination.
- A stranger stopping to talk to children.
- Excessive noise
- People having sex in the laundry rooms



Always get a description:

- License number; make, model, color of vehicle, and any vehicle damage.
- Try to get the individuals description. If possible, include race, sex, color of hair and eyes, approximate age and height of individual, kind of clothes and colors of clothes. Look for any scars, tattoos, missing teeth, or any unique physical characteristic.
- Note anything unusual that you might spot is valuable information for police when they are trying to apprehend criminals and for them to make identification. Write it down. Take a picture, if possible in addition to relying on your memory. And remember, you can remain anonymous



Davis Tow Inc.

Impound Releases are done by appointment. **Please Call!**

Requirements:

- Registered Owner of Impounded vehicle must call to schedule an appointment.
- Owner Must bring valid Driver's License that matches registration for the vehicle or have **third party authorization**
- Cash or Credit Card
- Be sure to bring your keys

Davis Tow Incorporated

6236 Main Ave, #12, Orangevale, CA 95662

Cross Streets: Between Greenback Ln and Orangevale Ave

(916) 214-2000

FAX: (916) 991-9901

www.davistow.com

Monday: 8:00 am ~ 5:00 pm

Tuesday: 8:00 am ~ 5:00 pm

Wednesday: 8:00 am ~ 5:00 pm

Thursday: 8:00 am ~ 5:00 pm

Friday: 8:00 am ~ 5:00 pm

Please do not come to the manager's house for any reason, if you have questions

or concerns please feel free to reach management ways listed below:

Attention All Residents

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- *Office Located at: 4088 Savannah Ln, Sac ca 95823*
 - *Via Phone Lisa: (916)821-7796*
 - *Via Email: Lisafranchoa@gmail.com*
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Office Hours

Mon- 8am-5pm

Tue-8am-5pm

Wed-8am-5pm

Thu-8am-5pm

Fri- 8am- 8pm

Sat-Sun CLOSED

Earlier this year, July 2014 the building at 73 La Fresa was set on fire, damaging the entire structure. The ball is in the city's planning court. We hope they accept our plan in upcoming weeks. Until we receive their permit we cannot begin the process of rebuilding.



This Just In...

The Permit Is Here!!

We can now began the process of rebuilding, our estimated finish date for the rebuilding of the 73 La Fresa Building is April 2015. We will be sure to keep you posted on the process.

File Item	# of Each	Amount
ADMINISTRATIVE PROCESSING FEE - 201	1.00	\$152.00
Bldg Permit Fee - 211	1.00	\$164.00
City Business Operations fee - 206	1.00	\$25.00
Fire Dept Inspection Fee - 205	1.00	\$0.00
General Plan Fee - 213	1.00	\$176.00
Green Building Fee - 225	1.00	\$3.00
Plan Review Fee - 205	1.00	\$610.00
Strong Motion Fee - 207	7.48	\$7.48
Technology Fee - 208	1.00	\$102.50
Total		\$1,798.40

- I am made aware that the issuance of this permit, with reference to the specific amounts due, serves as written notification that the 90 day period in which the applicant may contest imposition of fees has begun under the provisions of Government Code §99020.
 - If the local enforcement agency fails to conduct an inspection of permitted work for which permit fees have been charged within 90 days of receiving notice of the completion of the permitted work, the permittee shall be entitled to reimbursement of the permit fees, under the provisions of Health and Safety Code §17951(d).
 - If this permit expires or is revoked for any reason a new permit with applicable fees will be required.



WINTER WORD SEARCH



Created by
Sue Lindlauf
Grand Forks Herald
2010

W	E	A	T	H	E	R	W	G	S	F	P	S	F	M
O	H	J	V	O	L	J	O	N	J	V	H	N	J	J
K	F	R	A	C	S	M	E	O	K	O	L	O	M	G
D	R	H	B	P	T	T	D	P	V	B	P	W	W	N
I	E	L	J	Q	T	O	I	E	L	J	Q	F	O	I
W	E	P	N	I	W	K	L	I	P	N	S	L	K	T
S	Z	Q	M	W	Q	D	S	D	Q	M	F	A	D	A
N	I	A	K	S	B	I	U	W	A	K	F	K	I	K
A	N	S	L	I	D	E	I	S	S	L	U	E	W	S
M	G	W	J	C	D	L	L	A	W	J	M	D	S	W
W	W	X	I	D	S	N	O	W	X	I	R	B	U	X
O	C	C	U	F	D	D	P	C	C	U	A	D	D	C
N	V	D	O	M	G	G	N	I	D	D	E	L	S	D
S	B	E	P	I	C	C	R	E	T	N	I	W	C	E
F	S	L	I	P	P	E	R	Y	R	T	A	H	H	R

See how many of these words you can find in the puzzle. The words can be forward, backward or diagonal.

- | | | | |
|------------|--------------|--------------|--------------|
| 1. Snow | 5. Shovel | 9. Slippery | 13. Scarf |
| 2. Snowman | 6. Cold | 10. Slide | 14. Hat |
| 3. Winter | 7. Freezing | 11. Sledding | 15. Earmuffs |
| 4. Weather | 8. Snowflake | 12. Skating | 16. Mittens |



Holiday Tips



Buy Safe Toys

If you plan to buy toys for the kids in your life, choose age-appropriate toys and look for labels with safety advice. For young children, avoid toys with small parts, sharp edges, and electric toys that can heat up. Always purchase safety gear in addition to sports-related gifts or ride-on toys, such as bicycles or skateboards.



Celebrate on a budget

The holidays can be expensive, but you don't have to break the bank to celebrate. Take a few minutes to decide how much you can afford to spend on gifts, travel, parties, decorations, and other holiday expenses. Once you've created a spending plan, keep track of your purchases. Shopping online can help you stick to a budget as you'll avoid the temptation of store displays and may be able to use coupons and promotion codes. Before you buy, look for free shipping offers; check ordering deadlines to ensure that your gifts will arrive on time; and read the return policy.



Find seasonal employment

Even in a tough economy, businesses need extra help around the holidays. Seasonal employment can help supplement your income and potentially lead to a permanent position. If you need to update your resume, check out resume and interview tips to help you stand out in the job market. Get online tools and resources to help with your job search.



Morrison Creek Balconies

To all owners/residents of the number four units in Morrison Creek Estates HOA, the sign seen below will soon become a new component to all balconies in Morrison Creek HOA. Due to countless balconies being out of compliance with the governing documents The Board and the Association believe that these will help change current behavior. As you all may know the association is responsible for each balcony in Morrison Creek, we also believe that these balcony signs will help reduce the amount of time and money spent on repairing these balconies. Replacing or repairing a balcony can cost the association anywhere from \$2,000-\$10,000. Please attempt to keep your balcony in compliance per the sign below.

ATTENTION RESIDENTS

THE BALCONY CAN ONLY HAVE 10 PLANTS MAX IN 9 INCH POTS THAT CATCH EXCESSIVE WATER RUN-OFF. ONLY LAWN/PATIO FURNITURE CAN BE ON THE BALCONY.

NO OTHER ITEMS ARE ALLOWED.

PERSONAL ITEMS WILL BE REMOVED AND STORED FOR 18 DAYS AT OWNER'S EXPENSE THEN DISPOSED OF.

Each balcony in Morrison Creek will have one of these signs applied, to avoid any misunderstanding of usage of the unit's balcony.

FRANKLIN VILLA ESTATES UNIT NO. 1 HOMEOWNERS ASSOCIATION ASSOCIATION RULES – BALCONY USE

RECITALS

This following rules sets forth the Franklin Villa Estates Unit No. 1 Homeowners Association (the "Association") rules, regulations, and enforcement policies for use of the balconies (the "Rules") within Franklin Villas (the "Development"). The Board of Directors adopted these rules pursuant to the Association's rule-making power in with Article III, Section 8 of the Declaration of Covenants, Conditions & Restrictions of Franklin Villa Estates Unit No. 1 (the "Declaration" or "CC&Rs"), as may be amended from time to time. The Board of Directors (the "Board") may modify these Rules from time to time, in conformance with the governing documents and state law. The terms defined in the CC&Rs and the Bylaws have the same meaning when used herein unless the context indicates a contrary indication.

Purpose:

The purpose of these Rules is to specify which items can and cannot be kept on balconies within the Development in order to preserve its appearance and therefore property values of all Units within the Development. They will also allow the Association to pose signs within the development in order to remind owners of the Rules.

Effect:

The effect of these Rules is that only specific items may be kept on the balcony. Items which are not permitted on the balconies can be removed by the Association or its employees or agents. It also provides the Association with the authority to post signs summarizing these Rules



To: Wildwood HOA Residents and Owners
From: The Association
Re: Comcast, Direct TV OR Dish Network Installations



The Wildwood HOA will allow the customer to have installation on the 2nd floor for cable service. If the owner hires a contractor to do 2nd floor installations it is to be from the inside of the unit. No drilling through the siding.

The installations must be professional, perfectly neat and esthetically pleasing.

The siding, the roof, and the grounds must not be breached by the Cable TV installer.

Please neatly install cable wires. Work off existing wiring as no new drilling is allowed on siding.

Absolutely no satellites attached to the roofs, shed roofs, or siding/trim. Satellites can only be on tripods.

Thank You

Notes