



2015



WILDWOOD & MORRISON CREEK HOA'S

2ND QTR. NEWSLETTER

SOME OF
WHAT'S INSIDE!!

FUN STUFF TO
TRY

DECORATING
TIPS AND A
SUPER GOOD
RECIPE!

SPRING WORD
SEARCH!!

EMERGENCY
PHONE NUMBERS

Morrison Creek Estates HOA
Wildwood HOA

4540 Florin Rd #E253
Sacramento, CA 95823

(916)821-7796



Emergency Phone Numbers

- Manager - Lisa – 916-821-7796
- Sacramento Elite Patrol Dispatch – 916-706-1209
- Sac Police Department – 911
- PG&E - (800) 743-5000
- SMUD - (888) 742-7683

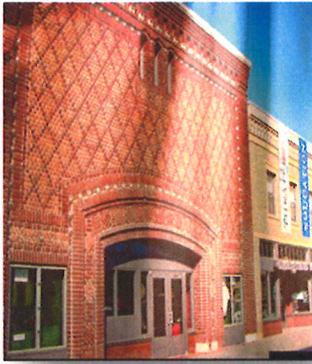
**EMERGENCY
EMERGENCY**

A large, 3D-style red cross symbol is positioned at the bottom right of the text, overlapping the second 'EMERGENCY' line.

ENTERTAIN MUE!

Looking for fun times or something new to try with family and friends? Then read on!

Volunteer your time. Want to try a few charities on for size before committing to one? Community Services Planning Council's Hands On Sacramento program arranges opportunities for you to volunteer however many hours you desire at a variety of organizations. Choices include working with children, seniors, the homeless, animals, in nature and for the arts. One of Hands On's more intriguing listings comes from the Sacramento Police Department: The department is seeking forensic assistants to take photos and collect DNA samples and fingerprints. (916) 447-7063, ext. 314; handsonsacto.org



Grab a seat in the Guild Theater!

Located in the 40 Acres Art Gallery and Cultural Center, this 92-year-old theater in Oak Park.

The restored landmark hosts lectures, films and performances. (916) 736-1185; guildtheater.com

Ride the rails along the river.

Both the Sacramento RiverTrain (800-866-1690; sacramentorivertrain.com) and the California State Railroad Museum (916-445-6645; californiastaterailroadmuseum.org) offer rides.

RiverTrain's 28-mile ride begins in Woodland, passes through Fremont Trestle and stops in Luvdahl to prepare for the return trip.

RiverTrain also stages special events such as a Murder Mystery Dinner train and a Great Train Robberies train.



Immerse yourself in the vibrant social scene at Second Saturday art gallery openings held throughout the city. Start at the corner of 18th and L streets, near several galleries. In March, Zanzibar Tribal Art will display Mexican yarn paintings and beaded items by the Huichol Indians. But don't look too hard for Zanzibar at its 1731 L St. location—the gallery may have moved to its new midtown digs (no address as of press time) by then.

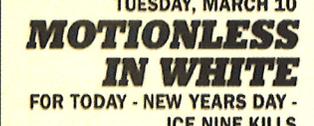
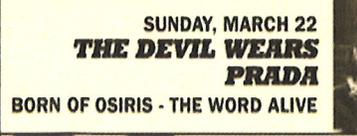
Check out sacramento-second-saturday.org for the scoop on local gallery receptions along with similar art walks in the region, including Winters' First Saturday Art Walk, Davis' ArtAbout Art Walk (the second Friday of the month) and Placer Valley Third Saturday Art Walk, which encompasses galleries in Roseville, Lincoln and Loomis.

Stroll through Old Sacramento. Riverfront restaurants, museums, nightspots and kitschy shops dot the landscape of Old Sacramento these days, but a lot of history has happened on them thar streets. To learn something new about the oldest part of town, take an Old Sacramento Hysterical Walk, which provides a humorous look at the history of Old Sacramento—and some exercise, too.

Trip up the hill to Apple Hill. With more than 50 ranches to visit, wineries and a microbrewery, arts and crafts vendors, an annual fun run, apple delicacies and more, a visit to Apple Hill is a must-do for fall. Pick your own at Denver Dan's, where a guy cuts an apple into a spiral, cores it and plops it on your child's thumb. Or sink your teeth into a moist and fluffy apple doughnut from Abel's Acres—you'll be forever hooked. How 'bout them apples? (530) 644-7692; applehill.com

Taste wine—locally. Closer and less crowded than Napa, nearby El Dorado and Amador counties along with the Lodi region grow award-winning wines and offer wonderful wine tasting opportunities. For more information, log on to eldoradowines.org, amadorwine.com and lodiwine.com.

Want to Club and Enjoy live Music too!!

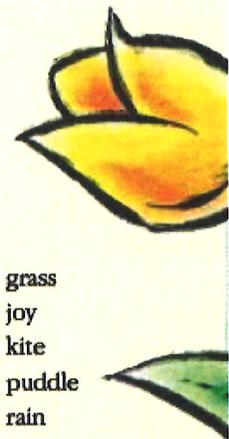
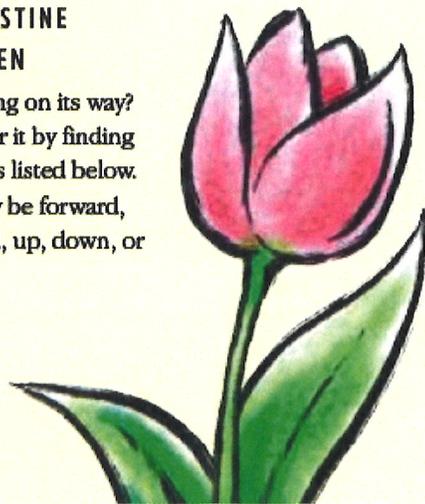
ACE OF SPADES			1417 R Street, Sacramento, 95814 www.aceofspadessac.com ALL AGES WELCOME!
 MONDAY, MARCH 9 COAL CHAMBER FILTER - COMBICHRIST - AMERICAN HEAD CHARGE	 WEDNESDAY, MARCH 18 J BOOG INNA VISION - WESTAFA - FINN	COMING SOON	
 TUESDAY, MARCH 10 MOTIONLESS IN WHITE FOR TODAY - NEW YEARS DAY - ICE NINE KILLS	 FRIDAY, MARCH 20 SPICEL, B LEGIT, RICHIE RICH, CELLY CEL, SAN QUINN, RBL POSSE GUCE - LEE MAJORS - RAPPIN' 4 TAY - MARVALESS - T-NUTTY - CALI BEAR GANG	03/26 SN&R Sammies 03/27 Adrian Marcel, Ray Dogg & Netta Brielle 03/28 Chelsea Grin 03/29 Tierra & Malo 04/02 IAMSU! 04/09 Apocalyptica 04/10 Anuhea 04/11 The Maine 04/12 George Ezra 04/13 Blue October 04/14 Antemasque 04/15 Reverend Horton Heat 04/16 Lights 04/17 Sturgill Simpson 04/18 Black Label Society Unblackened 04/19 Royal Blood 04/20 TechN9ne 04/21 Enter Shikari 04/22 Sebastian Bach 04/23 Kalin and Myles 04/25 Parmalee 05/02 Saul Hernandez 05/08 Mickey Avalon & Dirt Nasty 05/13 Twizted 05/14 Earl Sweatshirt 05/16 Fall Rise 05/17 The Waterboys 05/20 Glass Animals 06/12 The Story So Far	
 WEDNESDAY, MARCH 11 FLYLEAF ADELITAS WAY - FRAMING HANLEY - FIT FOR RIVALRY - SAGES	 SATURDAY, MARCH 21 REBEL SOULJAHZ TRIBAL THEORY - MANGO TIME - CRSB		
 THURSDAY, MARCH 12 SECONDHAND SERENADE / RYAN CABRERA RUNAWAY SAINTS - WIND IN SALES - NICK THOMAS	 SUNDAY, MARCH 22 THE DEVIL WEARS PRADA BORN OF OSIRIS - THE WORD ALIVE		
 SUNDAY, MARCH 15 COMMON KINGS RIOTMAKER	 TUESDAY, MARCH 24 DAN + SHAY CANAAN SMITH		
TICKETS AVAILABLE AT ALL DIMPLE RECORDS LOCATIONS AND ARMADILLO RECORDS, OR PURCHASE BY PHONE @ 916.443.9202			

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

Search for Spring

BY CHRISTINE SORENSEN

Is spring on its way? Search for it by finding the words listed below. They may be forward, backward, up, down, or diagonal.



A E
 T A
 O N
 K E
 M E
 G U
 N Y
 T L
 O L
 X F

Atonement
 birds
 blossoms
 breeze
 bugs
 butterfly
 Christ
 Easter
 eggs
 flowers
 fun
 garden
 general conference

grass
 joy
 kite
 puddle
 rain
 Resurrection
 seeds
 spring
 sprouts
 sunshine
 tree
 umbrella

OMEOWNER ASSOCIATION (HOA) INFORMATION

You are renting a unit in a Homeowners Association (“the HOA’s”).

Association are owned by private and corporate owners.

One of the owner’s representatives is Phoenix Park...may be your new landlord!

Phoenix Park, your landlord, will do the following:

1. Collects rents from you
2. Issue unit and garage door keys to you
3. Handle complaints relating to the **inside** of the unit
4. Issue lease violations and other notices directly to you the resident

Morrison Creek Estates, one of the 3 Homeowners Associations, will do the following:

1. Assign gate codes, laundry room info, mailbox keys if Phoenix Park does not have one for you
2. Address concerns about the exterior of the buildings, the roofs, and common areas
3. Issue violations to owners if you breach the Rules and Regulations

Wildwood, one of the 3 Homeowners Associations, will do the following:

1. Assign gate codes, mailbox keys if Phoenix Park does not have one for you
2. Address concerns about the exterior of the buildings, the roofs, and common areas
3. Issue violations to owners if you breach the Rules and Regulations

Both HOA’s

Roll trash out on Monday night at 6:00 p.m. for Tuesday morning trash pickup
No satellites can be attached to roofs, siding belly band trim, or on balcony railings.

Contact info for each of the HOA’s and Phoenix Park are listed below:

BROOKFIELD HOA: Malcolm, (916-421-5326)

MORRISON CREEK ESTATES HOA: Lisa, (916-821-7796)

PHOENIX PARK APARTMENTS: Danny or Markus, (916-395-6337)

WILDWOOD HOA: Lisa, (916-821-7796)

It's About Satellite Installation



Satellite, **DISH or Direct TV** installations cannot be installed on any portion of the building structure, such as siding, trim or bellyband and roof. The resident can exercise the option of placing the satellite on a tripod. Failure to follow this important rule may result in a fine of \$500.00 plus the cost to the Association to make repairs.

Comcast and AT&T cannot not drill through the exterior siding of the buildings to get to the 2nd floor

If service is wanted on the second floor, owner is responsible for hiring a contractor to do the modifications necessary to get service to the 2nd floor

Work should be:

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



RT's Mobile Web App

m.sacrt.com

RT riders can now easily use their iPhone, Android and tablet devices to track buses in real time, find stops nearby, and access routes and schedules with the new m.sacrt.com mobile web app.

Users are encouraged to input m.sacrt.com into their smart phone or tablet browser and add the link to their home screen. A prompt will appear with instructions for the first few times that you use the link.



Useful tools on the mobile site include:

- **Real-Time Bus Arrival Information** – Choose your route or enter your bus stop number for easy lookup.
- **Find Stops Nearby** – Bus stops near your current location will be displayed quickly and easily.
- **Scheduled Train Arrivals** – Select a light rail station and the next scheduled train arrival times will be displayed.
- **Trip Planner** – Complete transit trip planning is available using Google Maps.
- **Routes and Schedules** – Select a route and the schedule will be displayed.
- **Basic RT Information** – Fares and contacts are available at the click of a button.
- **Service Alerts** – Important information about service disruptions



RT is Smoke Free!

RT has implemented a new policy that expands the limited restrictions that banned smoking from covered areas of an RT bus shelter and light rail shelter to include the entire bus stop and light rail station.

Installation of "No Smoking" signage and enforcement of the policy is complete and enforcement of RT's No Smoking policy has started.

As a reminder, RT has authority to prohibit smoking under [Penal Code Section 640\(b\)\(3\)](#) and to issue citations to individuals smoking in prohibited areas (an infraction punishable by a fine of \$250).

RT's No Smoking policy is a key strategy in reducing community exposure to second-hand smoke and tobacco-related health problems.

For links and free resources to help quit smoking, For free resources to help quit smoking, call 1-800-NO-BUTTS (1-800-662-8887).

 **SACRAMENTO CAREER FAIRS** / Get hired at our Job Fairs in California

Sacramento Career Fair April 22, 2015

11:00 am-2:00 pm

Marriott Sacramento Rancho Cordova
11211 Point East Drive, Rancho Cordova, CA 95742



To register and print your VIP ticket to this event, please click the green Register button and fill out the form on Eventbrite to register.

Ticket Information

Powered by 

TYPE	END	QUANTITY
FREE	Apr 22, 2015	Free <input type="text" value="1"/>

[Register](#)

 **ATTEND A CAREER FAIR** / Sacramento, CA

Are you looking for a job? Are you tired of sending resumes left and right and never getting an answer? If you are, dress in your best professional clothes, bring resumes and visit our Sacramento career fairs. You will have the opportunity to meet top employers and to interview for several positions during the course of the day, meeting the people who make the hiring decisions. You will save a lot of time since there will be no need to craft a customized personal statement for each company you visit. You'll be able to tell them why you wish to work for them, and you'll have the chance to sell yourself.

Our employers send their managers to carry out onsite interviews. Don't wait for someone to call you for an interview. Sign up for our next career fair and give off a first impression that makes a lasting career.

 **JULY 7** / 2015

Sacramento Career Fair July 7, 2015

11:00 am - 2:00 pm

Marriott Sacramento Rancho Cordova
11211 Point East Drive, Rancho Cordova, CA 95742

[Register Now](#)

Employers Hiring at our Sacramento Career Fair



 **OCTOBER 6** / 2015

Sacramento Career Fair October 6, 2015

11:00 am - 2:00 pm

Marriott Sacramento Rancho Cordova
11211 Point East Drive, Rancho Cordova, CA 95742

[Register Now](#)



FIGHT FILTHY CONDITIONS.....

Stand Up For Your Community

We ask as a community to stand up for the cleanliness and safety of your living location. A clean neighborhood is good for the environment, beneficial for residents (especially children), and, perhaps most importantly, helps to grow property values and community investment.

Here are some great tips for improving community environments year-round:

- Pick up a piece of litter every day
- Keep a litter bag in your car or your recreational vehicle so you dispose of litter properly
- Help your local schools conduct recycling drives and clean-up projects
- Create a beautiful green space by planting trees and shrubs in an area in need of improvement.
- Recycle your old tires
- Report graffiti to your local authorities
- Donate your old computer equipment or dispose of it properly
- Donate gently used clothes to needy organizations and shelters and identify other items that you can reuse.





Homeowners Section!

Dues Pay Options

TO VIEW YOUR INVOICE:

Go to: www.lisafrancoa.com

1. Select "Morrison Creek" button at the top of the page
2. Go to statements
3. Select any address
4. Enter your 4 digit code
5. Review your statement



PLEASE CHOOSE FROM THE FOLLOWING OPTIONS:

TO PAY BY MAIL:

Mail Check to;
Morrison Creek HOA
4540 Florin Road #E253
Sacramento, CA 95823

TO PAY VIA ACH

Call 916.821.7796 or email lweymouth@yahoo.com to request an ACH form

TO PAY VIA BILL PAY

Set up Bill Pay through your bank. Ensure you allow at least 10 days for banks processing and mailing to avoid late charges.

TO PAY ONLINE

STEP 1: Go to www.lisafrancoa.com and look for the "Pay HOA dues here" and hit the Morrison Creek Estate HOA button

STEP 2: Go to Morrison Creek Estates HOA button and enter your dues amount & property address and click "Make Payment" button.

STEP 3: Review

QTY:

UNIT:

TOTAL PRICE:

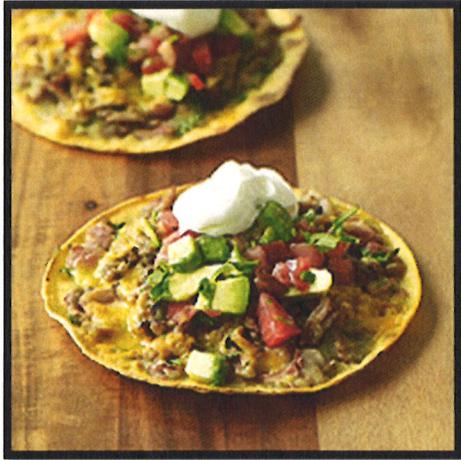
GRAND TOTAL:

If all of this info is correct, click
"Check Out Now"

STEP 4: Complete all fields in red including the field under "Additional information" and then click "Continue Check Out (Step 2 of 3)". A receipt for the transaction will be emailed to you

Cookin' Corner

Chicken and Black Bean Tostada

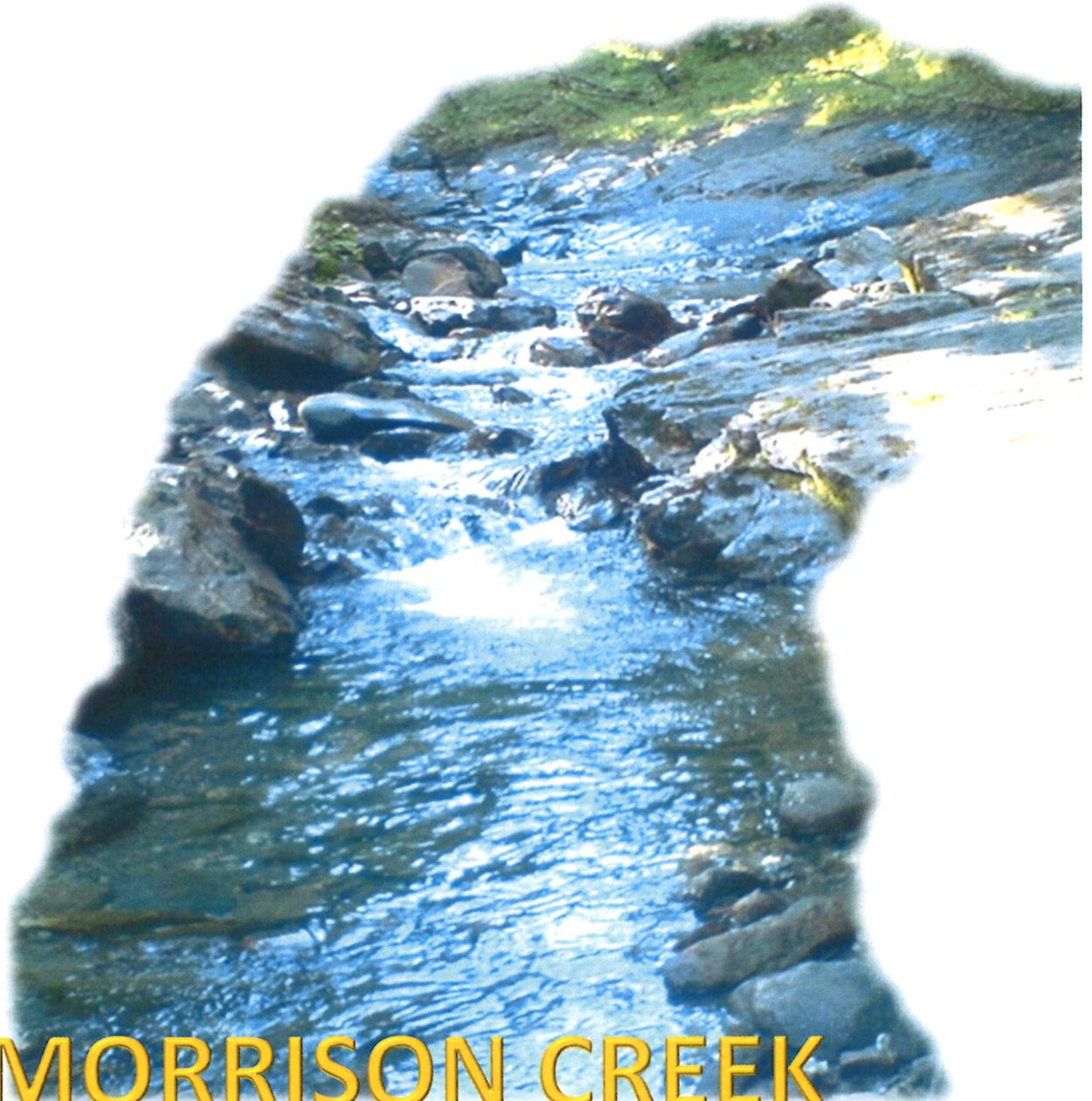


Ingredients

- 3 spray(s) cooking spray
- 4 small corn tortilla(s)
- 8 oz. uncooked 93% lean ground chicken
- 1 tsp minced garlic
- 1/4 tsp table salt
- 1/2 cup(s) canned pinto beans, rinsed and drained
- 1/3 cup(s) fat free salsa, Verde
- 1/2 cup(s) cilantro, fresh, chopped, divided
- 1/4 cup(s) low fat shredded cheddar cheese, sharp-variety
- 8 tsp reduced-fat sour cream
- 1 medium plum tomato(es), diced
- 1/2 item(s) (medium) avocado, diced
- 1 fresh lime juice

Instructions

1. Preheat oven to 425°F. Coat a baking sheet with cooking spray.
2. Place tortillas on prepared pan; bake until crisp, about 6 to 8 minutes.
3. Meanwhile, coat a large nonstick skillet with cooking spray; heat over medium-high heat. Add chicken, garlic, cumin and salt; cook, breaking up chunks of chicken with a wooden spoon, until cooked through, about 4 to 5 minutes.
4. Next, in a bowl, mash beans and salsa with a fork until well-blended and most of the beans are mashed; stir in 1/4 cup cilantro.
5. To assemble pizzas, spread 1/4 bean mixture over each tortilla (slightly less than 1/4 cup); top each with about 1/3 cup chicken mixture and sprinkle each with 1 tablespoon cheese. Bake until cheese melts and topping is hot, about 3 minutes. (Broil pizzas to brown cheese even more, if desired.)
6. Meanwhile, in a medium bowl, toss together tomato, avocado, remaining 1/4 cup cilantro and lime juice.
7. Remove pizzas from oven and top each with 2 teaspoons reduced-fat sour cream and about 1/4 cup avocado mixture.



MORRISON CREEK

ESTATES HOA

SATURDAY, MARCH 14, 2015

Sacramento Regional Real Estate Trends for March 14, 2015

	Week of 2015-03-14	Since 2015-03-07			Since 2014-03-15		
		Direction	#	%	Direction	#	%
Inventory	2722	▲	187	7.4%	▼	-14	-0.5%
Median Asking Price	\$289000	▲	\$9100	3.3%	▲	\$29010	11.2%
Average Asking Price	\$331153	▲	\$3296	1%	▲	\$26117	8.6%
Average Asking Price Per SQFT	\$184	▬	\$0	0%	▲	\$9	5.1%
SIT Inventory	358	▲	19	5.6%	▼	-62	-14.8%
FIT Inventory	25	▼	-2	-7.4%	▼	-17	-40.5%
New Listings	605	▼	-1	-0.2%	▲	59	10.8%
Price Drops	223	▲	21	10.4%	▲	6	2.8%
Price Increases	16	▲	5	45.5%	▲	6	60%

2015: Several Forecasts Point to a Robust Year in Real Estate

With most US industry forecasts showing a strong increase in home sales for 2015, they are also predicting price appreciation from a low of 2.5% to a high of 5.2% with a mid-point around 3.5%.

Here is a brief summary of what some of them are saying:

- **Fannie Mae** (with complete chart on our website) is forecasting home sales for 2015 to end up at a 5.4% increase with median prices rising 4.9%
- **Mortgage Bankers Association** state "Our outlook is for housing starts and home sales to pick up in 2015 and 2016, as much of the restrained household formation starts to be reversed, credit availability loosens a little, and the economy and job markets strengthen".
- **NAR (National Association of Realtors)** is forecasting a 4% increase in the median home price
- **Realtor.com** and Zillow predict that the millennials will be the population segment powering the housing market in 2015. First time buyers led by the millennials, now settling into their families, careers, and 30's, who are eager to buy into the American dream. This prediction mirrors that of Zillow, which also is forecasting that millennial buyers will become the driving force behind the housing market in 2015.
- **Wells Fargo** released their Economic Outlook for 2015 and stated the housing market will continue its gradual recovery and gain momentum in 2015. They are forecasting a 4.1% growth in existing home sales. Wells Fargo cited a number of reasons for its optimism including: easing of credit, job and income growth, and mortgage rates remaining near their lowest levels in many years.

But Real Estate is local so what can South Placer County expect:

After a leveling off from 2013 and to slight decline in 2014 home sales, the region is poised to take advantage of the national forces noted above, namely an easing of credit, historical low interest rates, and a recovering economy.

Additionally, the second half of 2014 has seen a growing number of buyers from the San Francisco Bay Area and other coastal markets either as investors, relocation (job and/or lifestyle) and buying for retirement (now or for later). They are taking advantage of the Placer County comparatively low prices. This buyer segment should help to create an increasingly strong real estate market for sellers and a more competitive environment for buyers.

Let us know if we can provide any specific insight into your specific real estate needs.

Filed Under [Newsletter](#)

Posted: January 30, 2015

LET'S TALK ABOUT LAUNDRY ROOMS

Dear Owners and Residents,

This memo is to let everyone know the rules for the use of the laundry rooms in the community. 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.

Trash bags will be placed in the laundry rooms. Use these trash bags to dispose of all trash and lint from dryers. If there is no trash bag, please alert maintenance at 916.256.6804

Each laundry room that is misused will be closed and the laundry machines removed and returned to Wash Laundry

PLEASE DISCUSS THIS MATTER WITH YOUR TENANTS.

Fight The Bite!



Peak Mosquito Hours

Be mindful that the hours from dusk to dawn are peak biting times for many species of mosquitoes. Remember to use insect repellents, such as OFF!®, and protective clothing during evening and early morning.



Standing Water

Mosquitoes breed in standing water, so removing it from your property reduces your risk. Areas like rain gutters, old buckets or tires with stagnant water are all possible breeding sites.



Drainage Systems

Remove leaves and any debris that may have collected in your gutters and other drainage systems so water flows out freely.



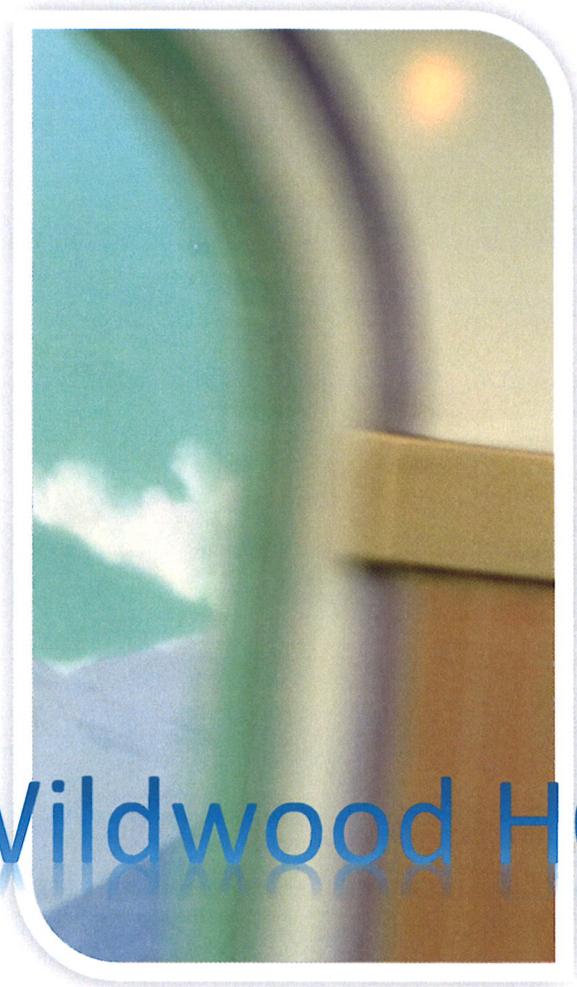
Decorative Elements

Change or flush out water from birdbaths, fountains, etc. at least once a week to prevent mosquitoes from breeding.



Open Cavities

Recycle or store tires (or other items with open cavities) so they won't collect rainwater.



Wildwood HOA

All Wildwood HOA Residents and Guests Must Have a Valid Parking Permit

Resident Parking Permits must be hung from the vehicles rearview mirror any time the vehicle is parked in the unit's carport.

Your vehicle will be towed whether you have a registered permit or not if the permit is not hanging from the rearview mirror AS PICTURED....visible to the tow truck driver

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/Guest Parking

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.

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 determine an exception is warranted in extenuating circumstances.

Questions?

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

We are located at 4088 Savannah Lane.

Thanks for helping us enforce our parking rules!

-Wildwood HOA



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

Phone: (916) 214-2000

FAX: (916) 991-9901

www.davistow.com

Mon: 8:00 am ~ 5:00 pm

Tue: 8:00 am ~ 5:00 pm

Wed: 8:00 am ~ 5:00 pm

Thu: 8:00 am ~ 5:00 pm

Fri: 8:00 am ~ 5:00 pm