

MAY 2006

## NEWSLETTER

# Wildwood Homeowners Association

Homeowners, Residents and/or Tenants please don't wait until it's too late to learn about your insurance requirements against losses you may incur from inside your home.

The Underwriting Data Services for our insurance and the Board of Directors strongly advise the owners of the Town Houses in Wildwood to install approved smoke alarms in all sleeping rooms and in hallways or rooms providing direct access to their sleeping rooms (except bathrooms).

We advise owners to immediately replace any stationary metal security bars protecting sleeping room openings with bars that have interior quick-release mechanisms that would provide egress in case of an emergency, or remove the stationary bars.

Your insurance company may strongly recommend the in-placement of Fire Extinguishers with your required Fire Alarms inside your town home as an additional safety device to use in case of fire.

All homeowners and residents are advised to check and change the batteries in all fire alarms inside the town house for the upstairs and downstairs fire alarms. Homeowners protect your property and the property of your neighbor.

Each homeowner should consider and install a multipurpose class ABC fire extinguisher, type 2A: 10BC unit, inside their town house to provide additional fire prevention protection in case of a fire incident inside the unit.

Homeowners may call the Sacramento Fire Extinguisher Company at 916-456-1331 or 916-456-2030 for additional fire extinguisher answers to questions you may have.

### ADDITIONAL SAFETY INSURANCE SAFETY REQUIREMENTS ARE IN PROGRESS.

1. Wildwood contractors are repairing uneven areas in exterior walkways to help reduce the trip and fall hazard. The walkways that are raised are being smoothed out and/or replaced to help prevent a trip and fall hazard.
2. Replacement of carport covers is ongoing
3. We will repave and repair the parking areas beginning in May...more to come on this next month!

#### **Board of Directors**

Lisa Lindsay  
President

Jackie Rose  
Vice President

Jeff Gates  
Secretary

Steve Snead  
Treasurer

#### **Management Company**

AMC, INC. (916) 565-8080  
1401 El Camino Ave. # 200  
Sacramento, CA

#### **Wildwood Office**

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

Anthony Wade  
Supervisor of  
Contractors & Maintenance

#### **Attorney**

Ron Severaid  
(916) 929-8383

#### **NEXT MEETING**

May 17, 2006  
6:00 p.m.  
4088 Savannah Lane  
Sacramento, CA

## Please do not be Afraid

To put your unit on the market for what it is worth!  
Wildwood is still undervalued property.

We continue to sell our units for under \$180 to 190,000.00 which is still low for the value.

I appreciate those of you who held on to your units until a person wanting to live in Wildwood came along. That will do everything to change the persona and the reputation of this community.  
Again Thank-you...

Wildwood's Web site is now under construction!  
Our web designer, Karen, came out to our Association and surveyed the neighborhood to get a feel for the design of the website.  
Some examples of what the website will feature:

- ✚ Photo's and floor plans of our units to entice new buyers and positive renters.
- ✚ The Associations screening and other documents will be available for download.
- ✚ Links to City Council websites and many other sites and information that will be of assistance to our Homeowners!