



Please get your tenant screened now!

Go to www.wildwoodhoasac.net today and download the :

- *Screening Instructions*
- *Rental application*
- *Private Investigators release form*

The City of Sacramento is currently installing security gates and additional cameras to allow vehicle control and foot traffic control into both the Wildwood and Brookfield HOA's. Ensure your tenants are screened to the current requirements.

The unscreened tenants living in the Wildwood community will not be granted a key card to gain any type of gate access.

You, the homeowner, may face other penalties for failure to follow the screening procedure.

Penalties can include;

- *Special individual assessments in the amounts allowed per the criteria specified in the Rules and Regulations (see 'documents' online at www.wildwoodhoasac.net)*
- *A deposit for each unscreened tenant 18 and over in the amount of 12x230.00 dollars, or \$2760.00.*
- *Additional penalty of \$100.00 per month for each unscreened tenant.*
- *Screening fees in the amount of \$125.00 dollars.*

Tenant Information REQUIRED for gate access is as follows;

1. Your lease
2. Drivers license, auto insurance and car registration
3. A land line phone inside if the unit (**cell phones ARE NOT acceptable**)
4. Proof of screening if none is evident in the current file for the unit

Owner Information that will be needed to acquire gate access is;

- Deed to the property or other proof of ownership
- Drivers License, Insurance and car registration



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NEXT MEETING

MARCH 15

@ 6:00 PM

Putting up with criticism is part of the job of association employees and board members. However, there comes a point when it becomes abusive and crosses the line into harassment, stalking and threats of violence. When that happens, the board should take immediate action to protect the interests of the association by protecting its officers, directors and employees.

Who is Protected? The statute considers members of boards of directors, volunteers, and independent contractors who perform services for an association on association property to be protected employees. The association, as an employer, may seek an order protecting any board member, committee member, employee, or contractor who has been assaulted, battered, stalked or received credible threats of violence. [Code Civ. Proc. 527.8](#) The board may pay the legal expense with the association's monies.

Up to Three Years. Courts may grant a restraining order protecting persons for up to three years, depending on the nature of the threat. The board may ask the court to renew a restraining order if it believes the threat will continue after three years time.

Penalties. The individual making threats can be ordered to cease making telephone calls to, sending correspondence to (including e-mails), talking to or following the affected director, committee member or employee or their immediate family. If the person violates the court's order, he/she can be arrested and charged with a crime. Penalties include jail and/or a fine up to \$1000.

February 25, 2007

Sincerely yours,

Matthew Gardner

[ADAMS & KESSLER LLP](#)

RESIDENTS

WE LIVE AMONG DOG OWNERS WHO FAIL TO CLEAN UP BEHIND THEIR ANIMALS. THE LAW REQUIRES YOU TO REMOVE YOUR ANIMALS WASTE... NOT LEAVE THE MESS FOR OTHERS TO CLEAN. THERE ARE SIGNS POSTED IN THE COMMON AREAS WARNING PET OWNERS TO COMPLY WITH PET WASTE LAWS.

OUR CHILDREN HAVE A RIGHT TO PLAY ON CLEAN GRASS AND THE MAINTENANCE AND LANDSCAPING CREW WILL NO LONGER PERFORM THIS UNHEALTHY AND FOWL CLEAN-UP. THE ASSOCIATION WILL NOT TOLERATE THE BEHAVIOR OF IRRESPONSIBLE AND THOUGHTLESS PET OWNERS WHO DO NOT PICK UP THEIR ANIMALS WASTE.

**A BIG 'THANK -YOU' TO THOSE OF YOU WHO
'CURB YOUR DOG'!**



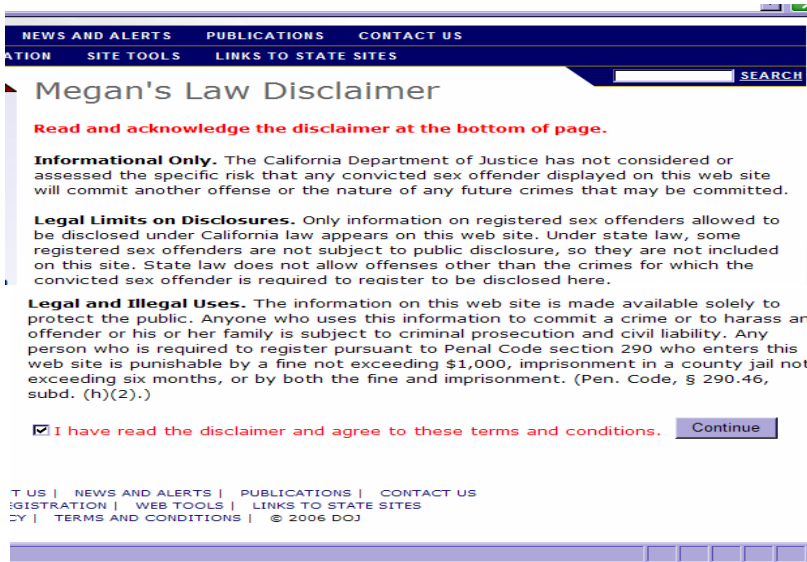
MEGANS LAW UPDATE = Last summer, a newsletter included information about the sex offender population living near or possibly even in the Wildwood complex. It appears that in some cases, these individuals find their way to our neighborhoods because a relative takes them in or there is a woman willing to move the offender into her home. For your safety, your tenants safety, and for your awareness...check the Megans Law portion of the California Attorney Generals website. The information you find may concern you. Input your unit address or any of the options available to begin your search.

STEP 1: ENTER: www.meganslaw.ca.gov/SessionCookies.aspx

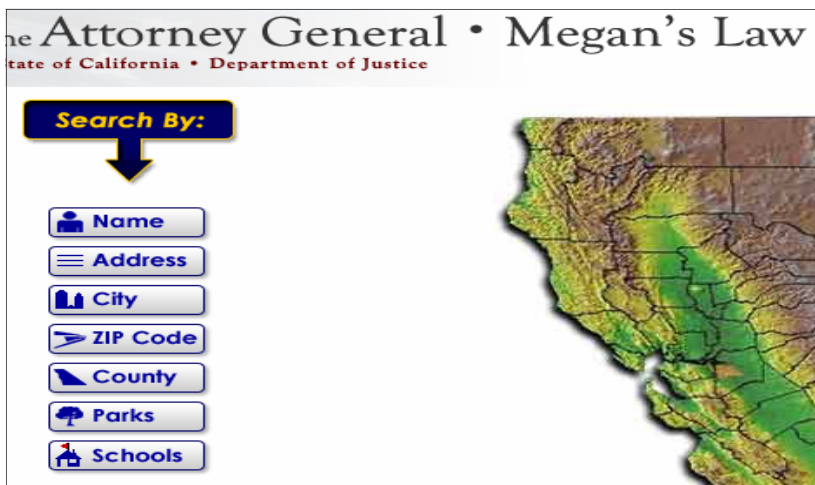
STEP 2: THE SCREEN BELOW POPS UP — CLICK [disclaimer page](#)



STEP 3: THE SCREEN BELOW POPS UP — CLICK THE BLUE **CONTINUE** BUTTON



STEP 4: INPUT YOUR UNIT ADDRESS OR ANY OF THE SEARCH OPTIONS AVAILABLE ON THE PAGE BELOW



RESTRICTIONS ON TETHERING DOGS

Irresponsible pet owners triggered passage of a new law regarding the mistreatment of dogs. The new statute, [Health & Safety Code §122335](#), prohibits persons from tethering, fastening, chaining, tying, or restraining a dog to a dog house, tree, fence, or other stationary object for more than three hours in a 24-hour period. Violations can result in a misdemeanor and fines.



Nuisance & Injury. Dogs that are tethered for extended periods often create a nuisance by whining and barking, either out of loneliness, boredom, or distress. Moreover, they are prone to injury from choke chains, entanglement in their tethers, and heat stroke.

RECOMMENDATION. Instead of relying solely on the new statute and county agencies, associations should consider adopting their own rules against tethering as well as prohibitions on leaving dogs on patios or balconies for extended periods of time. By adopting their own rules, associations can levy fines for violations, in addition to calling animal control for statutory violations.

Sincerely yours,

Adrian J. Adams, Esq.
ADAMS & KESSLER LLP

Install a fire extinguisher and a carbon monoxide monitor in your unit. Check the batteries in your smoke detector every time the seasons change!