

MASSINGHAM
&
ASSOCIATES



January 2014

www.woodsatgranitebay.org

Board Members

- David Smith
President
- Kim Nicols
Vice President
- Dwayne Hardy
Secretary
- Barbara Malberg
Director
- Al Werner
CFO

Community Manager

David Tanguay,
dtanguay@massingham.com
(916) 676-0024

**IMPORTANT
ADDRESSES:**

PAYMENTS:

Mail to:
The Woods at
Granite Bay
c/o Lockbox Processing
P O Box 45401
San Francisco, CA 94145-
0401

Make checks payable to:
The Woods At Granite
Bay

CORRESPONDENCE:

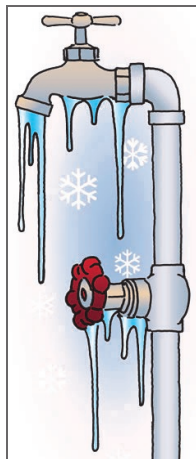
Massingham & Assoc.
925 Highland Pointe Dr.
Suite 400
Roseville, CA 95678
Phone (916) 676-0024
Fax (916) 677-8288

STRIKE THE SET!

The holiday season brought some beautiful displays of lights around our neighborhood. The many lights made our development a very festive place to be. Now that the holidays are over, please remember to remove your holiday lights and displays. After all, Valentine's Day is less than a month away!

HAPPY NEW YEAR!

We've made it through an election. We've even made it through the shopping travails of the holiday season. The real estate market is improving and, hopefully, so is the economy. We wish everyone in The Woods a happy and prosperous 2013.



RRRRR?

We've had some very cold weather during January. Hopefully, it's short-lived. During the cold weather, you should protect any exposed water pipes, such as hose bibs and irrigation valves. Pipes may not burst, but the internal parts of irrigation valves can be damaged. Of course, you'll find that out when they are first used in the spring.

Don't forget your pets. They need to be protected from sub-freezing temperatures as well.

PARKING REMINDER

The CC&R's for our community do specify that all residents park their vehicles in the garage or in the driveway. Continuous parking of vehicles on the street is not only a violation of our rules, but detracts from the appearance of the neighborhood.

The Board has received complaints about increasing number of cars parked on the streets, and will be discussing courses of action in upcoming meetings. If you have any ideas or suggestions on how to address this problem, please let us know.

Please help keep our community attractive, and park vehicles only in your garage or driveway.

WETLANDS

A rather large oak tree fell in November, partially blocking the sidewalk and street. We were fortunate in that Placer County road maintenance determined that the tree was encroaching on county property (the street). They cut back the fallen tree to the edge of the sidewalk, which saved us money. The Association, however, did have to pay for a tree removal service to cut up and remove the tree.

The Woods at Granite Bay Homeowners Association

Neighborhood Watch

Did you know we have an active Neighborhood Watch organization in The Woods? Fran Shreck oversees our organization, and coordinates with block captains to send alerts to neighbors. She also receives and distributes crime reports from the county sheriff. Thanks to the efforts of Fran and the block captains, we have a safer neighborhood.

Home Improvements

If you're planning on making any home improvements that would involve changes to the exterior of your house or front landscaping, please be sure to submit plans of your changes to the architecture committee for review and approval before beginning the work. Please note that this includes the removal of large trees. You can get a copy of the form from our web site, www.woodsatgranitebay.org, or by requesting one from Massingham.

Real Estate Sales Activity

December is traditionally a slower month for real estate sales. While we did see that that dip in activity, many Realtors expect the market to improve this year. The inventory of homes for sale in the Sacramento region is still extremely tight, resulting in multiple offers on any market-priced property. There are many local, and a few national investor groups, making cash offers. This makes it harder for anyone who is trying to buy a property and finance the purchase. Interest rates continue to be extremely low, making it a great time to buy - if you can get your offer accepted.



As of this writing, we have one home listed for sale in The Woods, and one with an accepted offer in pending status.

Online Account Information

Did you know that if you have Internet access, you can check your Woods HOA account online? You can not only check your account balance (hopefully it's \$0), but you can also make a payment. Here's how to access your account:

1. Go to www.massingham.com
2. Click on the orange button labeled *Homeowners*.
3. Scroll down the page to the *Owner Login box*. type *The Woods*.
4. The system will search for a matching association name, then display *The Woods at Granite Bay*. Click on the *Go* button.
5. You'll see a prompt for a *User Name* and *Password*. If this is your first time logging in, click the link below that reads *Sign up for new account*, and complete the signup process. You'll need the account number that appears on your last printed account statement.
6. Login with your User name and password. Once logged in, click on *My Account* to see your current status, or *Pay Now* to make a payment*

* Note that there is a \$12.95 charge to make an online payment.

And Remember...

Tree Trimming - If you have a tree on your property that has branches that hang over the sidewalk, please trim the branches to a height of at least six feet so that sidewalk clearance is maintained.



Those are STOP signs - The intersection of Chelshire Downs Rd and Crocker Rd sometimes resembles a race track, as demonstrated by those who ignore the stop signs and speed through. If you see someone running a stop sign, please think of the children and pets in the neighborhood, and then report the violator to the CHP.