



# Woodside Commons

NEWSLETTER ~ APRIL 2026

Woodside Commons Homeowners Association

## BOARD OF DIRECTORS

**President**

**JEFF WILLIAMS**

**Vice President**

**CYNTHIA HAINES**

**Director**

**PAUL DEJEAN**

**Secretary**

**FARID AL KORAISHI**

**Treasurer**

**GARTH GURLEY**

## NEXT BOARD MEETING

**April 28, 2026**

**6:30pm**

Contact Manager at [markhudkins@communitymanagement.com](mailto:markhudkins@communitymanagement.com) to request access to attend the meeting telephonically or electronically.

### Website

Visit [www.woodsidecommons.com](http://www.woodsidecommons.com) for the latest updates on meetings, documents, and community notices.

### Electric Panels / Subpanels within units

Reminder: The Association's insurance carrier will not renew our policy if Sylvania, or other hazardous, subpanels remain in place. Under CC&R Section 6.1, you must maintain your unit in safe condition.

All subpanels must be replaced by May 1, 2026.

### Nominations for Election of Directors

If you would like to nominate yourself as a candidate for the Board of Directors, please complete the attached form and return it to Woodside Commons HOA – c/o Mark Hudkins, Community Management Services, 1935 Dry Creek Road, Suite 203, Campbell, California 95008-3531 or via email to [markhudkins@communitymanagement.com](mailto:markhudkins@communitymanagement.com). In order to ensure that the candidate's name is placed on the ballot that will be mailed to the Members, the Association must receive your completed Nomination Form no later than **May 31, 2026**.

### Reminder: Carpeting and Flooring

Please note the carpet rule or 80/20 rule is a requirement to cover **80% of** the walkable part of your floors with carpeting, including the stair treads. The primary purpose of this practice is to reduce the level of noise and decrease the risk of disturbing the downstairs neighbors.

Allowed: Luxury vinyl floor products

Requirement of IIC 65 or higher for underlayment carpet over 80% of walkable area including the stair treads

Not allowed: hardwood, engineered hardwood or laminate engineered flooring

### Homeowners Insurance

The HOA insurance policy renews every October. It is strongly recommended that every homeowner carry a separate policy for your personal property and to fill in the gaps of the coverage provided by the association. Contact any agent for details!

### Next Board of Directors Meeting

The next Board of Directors Meeting will be held April 28 at 6:30pm via teleconference. The Board welcomes all homeowners to attend and participate in our open board meetings. The Open Forum portion is held the first fifteen minutes of each meeting. This is your opportunity to have your issues heard by the Board of Directors, Association Manager and others present. Once the Open Forum session has ended, discussion will be limited to items on the agenda.

### **Community Management Services, Inc.**

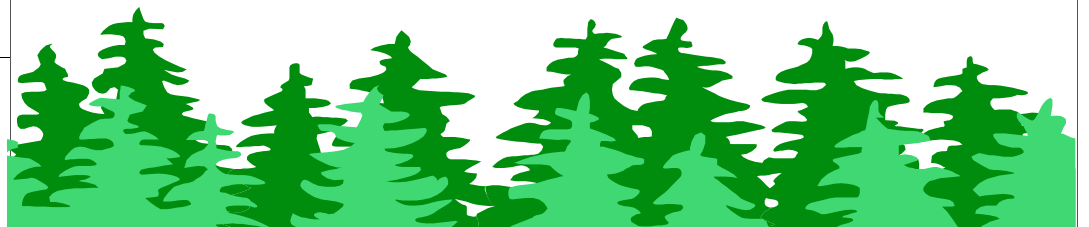
Customer Service

cs@

[communitymanagement.com](http://communitymanagement.com)

1935 Dry Creek Road,  
Suite 203,  
Campbell, CA 95008

(408) 559-1977



# WOODSIDE COMMONS

## HOMEOWNERS ASSOCIATION

### NOMINATION FORM – CANDIDATE FOR DIRECTOR

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#### **Minimum Qualifications for Candidacy**

In accordance with Civil Code §5105 and any superseding statute, to be eligible to be a candidate for election to the Board of Directors, the following applies:

- (a) Candidates must be a Member of the Association as defined by Civil Code §4160.
- (b) If title to a separate interest Unit is held by a legal entity that is not a natural person, the governing authority of that legal entity shall have the power to appoint a natural person to be a Member for purposes of member elections governed by these Rules.
- (c) No Member shall be disqualified from nomination if the person has not been provided the opportunity to engage in internal dispute resolution pursuant to Article 2 (commencing with §5900) of Chapter 10 of the Civil Code.
- (d) Candidates for election to the Board of Directors must be current in the payment of regular and special assessments. A person shall not be disqualified from nomination for nonpayment of fines, fines renamed as assessments, collection charges, late charges, or costs levied by a third party. Notwithstanding the foregoing, a person may not be disqualified as a candidate for election to the Board of Directors for failure to be current in payment of regular or special assessments if the person has paid the regular or special assessment under protest pursuant to Civil Code §5658 or the person has entered into a payment plan pursuant to Civil Code §5665, or if any Director is not current in payment of assessments.
- (e) Only one person from the same separate interest may be a candidate where another person holds a joint ownership interest in the same separate interest parcel and is either properly nominated for the current election or an incumbent director.
- (f) Candidates for election to the Board of Directors are disqualified if that nominee discloses, or if the Association is aware or becomes aware of, a past criminal conviction that would, if the nominee was elected, either prevent the Association from purchasing the fidelity bond coverage required by Civil Code §5806 or terminate the Association's existing fidelity bond coverage.

If a potential candidate is subject to disqualification, the Association shall not disqualify a person from nomination if the person has not been provided the opportunity to engage in internal dispute resolution with the Association per Civil Code §5105(e).

SEE NEXT PAGE ⇨

Full Name of Candidate: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Brief description of your skills, qualifications, and goals to assist Members with their selection:

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### Contact Information

Please provide the additional contact information requested below in case the Association needs to contact you regarding this nomination or other related matter. (This information will not be provided to all members with your candidate statement.)

Candidate's Address: \_\_\_\_\_

Home /Work phone number: \_\_\_\_\_

Email Address: \_\_\_\_\_