



August 16, 2016

### **HOMEOWNER MEETING IN AUGUST**

As a follow-up to our announcement in July we want to remind you of the **August 25<sup>th</sup> HOA Meeting at 6:30**. Woodbine HOA Bylaws only require one annual meeting on the last Thursday of February, however your Board has scheduled the last Thursday of August as an additional open meeting. It will be held in the clubhouse and refreshments will be served.

### **HISTORICAL PROGRESS SINCE 2012**

In September of 2012 Pro Management assumed property management duties for Woodbine Condominiums. Here is a brief history of Woodbine accomplishments especially for those homeowners who are new to the community:

#### **2012 – Cost Cutting and Reorganization**

##### **Pro Management efforts saved, recovered, and continue to save the HOA many thousands of dollars**

- Reduced maintenance service rates from \$35 per hour **down to \$28 per hour** (currently \$30/hr. per Board)
- Brought pool service from \$50 hr. for cleaning / \$75hr. for repairs **down to \$16-28/hour**
- Landscape contract reduced from \$52,000 with \$42 for extra projects **down to \$25,000 and \$25 for extras.**
- Cable TV billing for Woodbine was **reduced by \$18,000 per year** starting in 2012.
- Contracts for office cleaning, fitness center servicing and fish tank monitoring were cancelled
- Recovered **over \$30,000** of delinquent HOA dues to help fund the 2013 property restoration

#### **2013 - Property Restoration** (photo journal can be viewed on Woodbine-HOA.com)

There were **\$78,120** of various upgrade and replacement projects completed at Woodbine including (1) asphalt seal coat and striping, (2) new signage, (3) gutter cleaning, (4) downspout relocation, (5) sidewalk drainage and trip hazard repairs, (6) tree trimming, (7) clubhouse upgrades, (8) dryer vent cleaning, (9) repairs for fences, stairways and some wood berms, (10) pond draining and cleaning, (11) pool repairs and new pool cover, (12) spa complete restoration, etc.

#### **2014 – Significant Negotiations and Meetings**

During this year the Board was very busy with at **least 10 meetings** dealing with a potential sale of the Woodbine Apartments, establishment of a better working relationship with Tomlinson Associates, and the successful resolution of a long-standing dispute over the roofing of buildings R/T/U. Implementation of **\$24,100** of major improvement projects dealing with the pool/spa, building exteriors and landscape was also accomplished.

#### **2015 – Major Roofs and Mainline Leaks**

After **negotiating a \$40,000 payment** from Tomlinson Associates (*they wanted \$36K from us!*) the HOA then contracted the re-roofing of buildings R/T/U without using Woodbine reserve funds (*net effect was \$76K benefit to Woodbine HOA*). **\$11,325** was spent on landscape areas around the clubhouse, **\$5180** on new fitness equipment and pool furniture, and there were **\$8881** of unpredicted major plumbing leaks to address.

#### **2016 – Exterior Paint and New Signage**

This major undertaking is clearly a challenge and a work in progress. We had 3 bids: \$514,033 / \$267,306 / \$129,999 (accepted from Collins Brother's in conjunction with Woodbine Apartments). Our reserve account had less than \$200,000 available and it would have taken several more years to get near the other two bid amounts. All things considered the HOA Board decided to add value to the property by painting and upgrading signage.

It is now our challenge to get the best job we can from the paint company which will never please everyone. Perfect restoration of a 30-year old property is not possible, but some of the work is still clearly unacceptable and not within the guidelines of our detailed contract. We have constantly inspected buildings, sent the painters back on shortcomings, withheld payments, and reduced the pace of painting advancement. **As of this date we have halted any new painting and are requiring a painting crew change from Collins or else we will have to change companies.**

Pro Management has always had the financial well-being of Woodbine as a top priority and has maintained the attitude to spend money as if it were our own. None of the extensive rehab and restoration projects over the past years were done without Board approval and direction, and were completed very close to budgeted projections.

### **WOODBINE CONDOMINIUMS PROPERTY INFORMATION**

**Office Address:**

Woodbine HOA  
3601 Gekeler Lane  
Boise, ID 83706

**Property Management:**

Pro Management, LLC  
1775 W. State Street #200  
Boise, Idaho 83702

**Contact Information:**

**Office Phone:** (208) 440-0132  
**Emergencies only:** (208) 440-0443  
**Office Fax:** (208) 514-0438

**e-mail:** [woodbine@spro.net](mailto:woodbine@spro.net)    **HOA website:** [woodbine-hoa.com](http://woodbine-hoa.com)

**Office Hours:** Monday 10 am – 6 pm / Tuesday through Friday 10 am-2 pm

**Mailbox Key Information:**

Main US Post Office  
770 South 13<sup>th</sup> Street, Boise ID 83708  
(208) 433-4351    hours: 7:30 am – 5:30 pm

**WOODBINE BOARD OF DIRECTORS:** Most every Woodbine administrative issue can be handled by contacting the **onsite office manager** during the above identified office hours. However if there is a need or desire to communicate directly to the Woodbine HOA Board, the process to do this is identified below.

Woodbine HOA has a Board of Directors (President, Vice Presidents, Secretary, and Treasurer) that are elected annually and conduct various meetings to oversee the operation and maintenance of the property. Current board members can be found under “About Us” on the Woodbine website ([woodbine-hoa.com](http://woodbine-hoa.com)). There are three ways to contact the HOA Board:

1. Directly by e-mail to the Board at [WoodbineHOABoard@gmail.com](mailto:WoodbineHOABoard@gmail.com)
2. Prepare a written comment, complaint, or inquiry with appropriate documentation and deliver it to the Woodbine office so that it may be passed on to the Board for consideration.
3. Request to attend the next board meeting so that you may be given time on the agenda. Please include your topic for presentation or discussion.

Finally, have you picked up a copy of our **Woodbine Owner Information Packet** which contains essential details about living at Woodbine Condominiums? If not please stop by the office and ask for one.

Sincerely,  
Your Pro Management Staff