



WOODBINE AT Lakewood



Fall 2017 Newsletter

Conserve Water to Conserve your HOA Dues

Over the past few years one of the most significant expenses for Woodbine has been the water bill, which directly affects to the sewer bill. A major problem has been the unpredictable main line leaks caused by aging underground pipes. This year we have spent over **\$14,857** on repairs. The HOA also pays for resident water usage. Year-to-date this has cost **\$27,704** in addition to sewer bills of **\$38,902** (which are based on water usage).

Every dollar we save on water is a dollar we could use to maintain and upgrade our property... on landscape for example. **Please do your part to make every drop count and conserve.**

- NO!** Water your yard and outdoor plants early or late in the day to reduce evaporation.
- Use a shut-off nozzle on your hose.
- Use plants that require less water.
- Mulch around plants to hold water in the soil.
- Get an Energy Star labeled washing machine.
- Use a low flow showerhead.
- Wash only full loads.
- Take shorter showers — five minutes or less is best.
- Turn off the water while soaping hands and brushing teeth.
- Turn off sink faucet while scrubbing dishes and pots.
- Install new toilets that use less than 1.6 gallons per flush.
- Put faucet aerators on sink faucets.
- Use a broom, not a hose, to clean driveways and walkways.

A big water guzzler: LEAKY TOILETS. Tip: add 12 drops of food coloring into the tank, and if color appears in the bowl one hour later, your toilet is leaking. **Please get this fixed asap.** Dripping faucets too! We can help at rates much cheaper than a professional plumber; just contact the management office.



Dryer Vent Cleaning Program

Per a suggestion at the recent semi-annual homeowner meeting we have identified a company who will give Woodbine a **quantity discount for dryer vent cleaning**. This process is a preventative maintenance process and we encourage all homeowners to take advantage of this great deal. **DaVine Air** has agreed to only a **\$17 bulk rate resident charge** for this useful service. Normally this would be \$59 for a single servicing at a home.

The process is done using a reverse air technique and will be done from the outside, so you do not have to be home. What is needed is to **sign up for the service and deliver a \$17 check to the office**, a check which will not be deposited until the service is complete. We are scheduling the vent cleaning for the first week of December and need a minimum of 15 sign-ups to get this discount price. Please sign up today if you are interested.

REMINDER:

We are occasionally still hearing of auto break-ins of unlocked cars. **Please, lock your vehicles!**

Please participate in Neighborhood Watch; call the police if you see suspicious activity. **Watch out for your neighbors and they will watch out for you!**

WOODBINE COMMUNICATION:

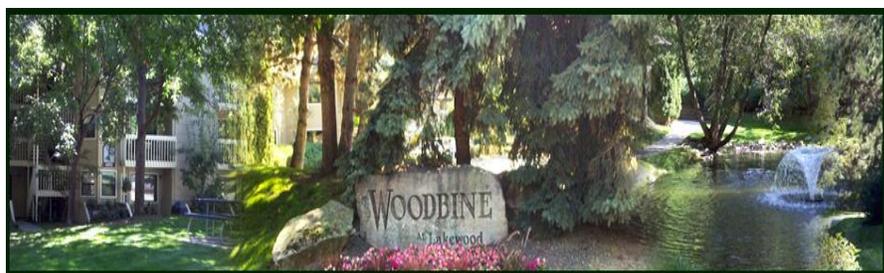
Office Hours:

Mon.: 10-6 pm / Tues. thru Fri.: 10-2 pm

Phone: (208) 440-0132 Fax: (208) 514-0438

Office Email: woodbinehoa@cableone.net

Website: www.Woodbine-hoa.com



MODIFICATION and CLARIFICATION OF WOODBINE RULES AND REGULATIONS

As per the **Woodbine CC&R's section IV 2c**, the Directors of the Association have the right "to promulgate reasonable rules and regulations governing the rights of use, from time to time, in the interest of securing maximum safe usage of such Common Areas by the Members of the association ..." The **Condominium Declaration for Tomlinson Condominiums also state in Section 8.7** "The Association may make reasonable rules and regulations governing the use of the Units and of the Common Area (including parking regulations) ..."

The last modification to the Woodbine Rules and Regulations, copies of which are available on the website (Woodbine-HOA.com) or from the management office, was last year regarding storage under the stairways. It has now come to the Board's attention that there is an issue with short-term rentals that is affecting the quality of life at Woodbine and a concern about the safety of all residents. It has been determined that this growing activity is **clearly a commercial activity** much different than the long-term rentals of many owner-investors at Woodbine. Accordingly, clarification of the following section of the Rules and Regulations has been made **(in red below)**.

RESIDENTIAL USE AND GUESTS

1. *No commercial activities or services of any kind shall be carried on in any unit or in any other portion of this development (including garages). By example, a babysitting service, a laundry service for non-residents, a manufacturing garage workshop or **short-term rentals for less than 30 days** is prohibited. No solicitations of goods, services or political activities shall be permitted on the premises by homeowners or their guests.*

GOOD IDEAS FOR TRASH DISPOSAL ... PLEASE!



Please help keep our property beautiful by refraining from placing trash outside your door or on your deck/patio. All trash bags need to immediately be placed in one of our many property receptacles, using the recycling containers if possible.

Please make sure that your trash is placed **IN** the dumpsters, not alongside them. Help prevent an unsightly mess, and the attraction of unwanted pests. If a dumpster is too full, take your trash to another dumpster on the property.

Please break down all boxes before placing in the dumpsters. Otherwise, they fill up the receptacle with lots of air and other residents cannot get their trash deposited as well.

Please do not dispose of chemical substances which are harmful to the environment in the dumpsters. These items include such things as paint, motor oil, anti-freeze, car batteries, household cleaners and pesticides. Not only are these harmful to our community, but such disposal violates EPA regulations. Please contact city hall for information on the proper disposal locations for these items.



THANKSGIVING FOOD DRIVE

As an expression of a true Thanksgiving the Woodbine management would like to invite you to help those less fortunate by donating canned or unopened food boxes to the **Idaho Food Bank**. For your convenience please bring your donations to the office **no later than November 20th** and we will deliver them to this worthy charity. Thank you for

CLUBHOUSE RENTAL

Did you know that you can rent out the Woodbine clubhouse for a personal party? There is a \$100 cleaning deposit that is refundable upon inspection. Use of the pool and spa area is not allowed during a party. Our security service comes by at 10pm to lock up the clubhouse so your party will need to end before then. Please secure the date for your party in advance and fill out necessary paperwork.

Additional note: Most of our plates, bowls and service ware have disappeared from the clubhouse kitchen. If you have any items of this nature that you would be willing to donate, please bring them to the office so we can replenish our kitchen for everyone's use.



SEASONAL DECORATIONS

It's almost that time of year again! When decorating for the holidays, **please respect your neighbors**. Remember that while you might enjoy elaborate exterior holiday decorations, your next-door neighbors might not feel the same. If your decorations include noisy mechanics or very bright lights, please unplug them at a reasonable hour.