



Winter 2018 Newsletter

**2018 WOODBINE ANNUAL HOMEOWNERS MEETING
February 22nd – 6:30 at the Clubhouse**

If you can't attend, please see Proxy Representation Form below the dotted line at the bottom

AGENDA

- 1. Approval of 2017 Annual Meeting Minutes – emailed to all homeowners and on the website**
- 2. Financial Overview**
 - a. HOA dues and delinquency
 - b. 2017 Income/Expense summary
 - c. 2018 Budget (posted on website) and reserve account **\$69,366.29** as of 2/22/18
- 3. Election or Re-election of HOA Board Members - nominees**
 - a. Legally 3 Board members are required; currently there are 5 Board members
 - i. *Article IV, Section 2 of the HOA Bylaws*
- 4. Our Water/Sewer expense crisis – discussion and proposals**
- 5. Homeowner comments and questions**

Woodbine Water / Sewer Usage

Water Year	Woodbine Cost	% of expense	WB \$ % increase	City Rate increase	Sewer Year	Woodbine Cost	% of expense	WB \$ % increase	City Rate Increase
2015	\$26,667	8.6%	-2.4%	Dec - 6%	2015	\$38,092	12.3%	35.4%	Oct - 4%
2016	\$31,930	9.5%	19.7%	Dec - 2%	2016	\$43,460	12.9%	14.1%	Oct - 14%
2017	\$33,467	9.0%	4.8%	Dec - 0%	2017	\$54,953	14.6%	26%	Oct - 4.5%
		TOTALS 2015-17	25.5% increase				TOTALS 2015-17	44.2% increase	

TOTAL OPERATING EXPENSES: 2015 - \$309,447 / 2016: - \$337,032 / 2017 - \$373,668

FACT: Total water/sewer costs for Woodbine consumed 23.7% of total operating expenses in 2017.
FACT: Since 2013 Woodbine has incurred 22 main line leaks and the repairs have cost \$52,135.
FACT: CONSERVE WATER, IT WILL CONSERVE YOUR HOA DUES FOR BETTER PURPOSES!

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





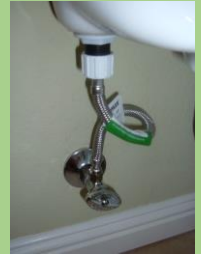
COLD WEATHER PRECAUTION

With winter in play, we may still get some freezing weather and the problems that accompany it. If the temperature dips down into the 20's, it's a good idea to leave some of your faucets dripping just slightly to keep water lines from freezing ... and avoid a costly repair!

WATER EMERGENCIES...

If you need to turn off your water supply quickly, you will find the shut-off valve for the bathroom below the toilet bowl; for the kitchen area it is inside the cabinet below the sink.

For help, call our emergency maintenance number: 440-0443.



REMINDER...

ICE MELT FOR RESIDENTS

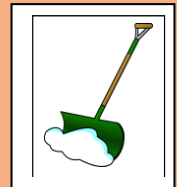


Winter is now upon us (barely, so far!) please remember that in addition to routine snow and ice servicing, your property management also provides free ice melt for our residents.

A large bin in front of the office contains gallon baggies filled with ice melt that homeowners can take for emergencies.

WINTER SAFETY ATTENTION

So far, it has been a light winter and our staff has worked to keep the walkways and parking lots clear of ice and snow in a timely manner (even over Christmas!) When the next storm arrives, please let us know if you notice any areas that seem particularly treacherous that have been missed.



We also spent time last fall cleaning out some of the rain gutters and sealing connections to try and reduce ice dams and dripping onto the sidewalks. Again, if you see areas of dangerous ice melting, please report them so we can attend to them as best as we can.

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: woodbinehoa@cableone.net HOA website: woodbine-hoa.com

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

Mailbox Key Information:

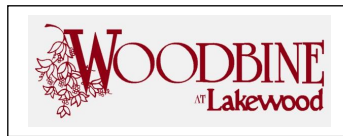
Main US Post Office
770 South 13th Street, Boise ID 83708
(208) 433-4351 hours: 7:30 am – 5:30 pm

WOODBINE BOARD OF DIRECTORS: Most every Woodbine administrative issue can be handled by contacting the onsite office manager, Renee, 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). There are three ways to contact the HOA Board:

1. Directly by e-mail to the Board at 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.



Woodbine Condominium Homeowners Association

REPRESENTATION PROXY

I/We the undersigned hereby certify that I/We are the true and lawful owner(s) of condominium unit(s) at Woodbine Condominiums as identified below:

Street address/ Building # / Unit # - include all if you own more than one condo

I/We are unable to attend the Annual Association Meeting scheduled for **February 22, 2018 at 6:30 pm** and do hereby appoint _____ to speak on my/our behalf and cast my/our vote(s) for any business matters including the election of Board Members.

Owner _____ Signature _____ Date _____
Print name

Owner _____ Signature _____ Date _____
Print name

The space below can be used for comments, questions or for a specific vote at the Annual Meeting