



WOODBINE AT Lakewood



Spring 2018 Newsletter

SOME TIPS FOR QUALITY COMMUNITY LIVING

Successful condominium living requires that every homeowner and their residents display a little extra consideration for their neighbors. Here are a few reminders which have been recently brought to our attention:

1. If you **live below another homeowner**, please remember that smoke rises from cigarettes and barbeques to the next floor, and in some cases 2 floors up. Some residents become very uncomfortable with such smoke, but others do not. How to know? Meet with your neighbor and see if there is an issue and look for an accommodation. Of course, it is your right to smoke and use a BBQ grill (as long the grill is not next to the building), but a little common courtesy will go a long way to a more harmonious neighborhood.



2. Likewise, if you have a **patio above another neighbor**, please be considerate about what might drop down below, especially if there are gaps in your deck. Watering plants, washing off your deck or allowing a dog to roam freely and relieve themselves have all been topics of complaints from downstairs occupants.



Speaking of dogs, we have constantly reminded dog owners to pick up after their pets. To facilitate this necessity, we have installed **doggie bag stations** and provided free waste pick up bags. Please be thoughtful of your neighbors and respect the common property! If you see someone you can identify, please anonymously notify the office and we will try to address it. **Also, no dogs (pets) are allowed in the pool area or clubhouse.**

4. **Music to some is noise to others**, hence sound from entertainment or invited guests should be maintained within your condo. Not to mention that some occupants like to retire early or sleep in a little later than others. A 10pm noise curfew is the general practice and the reason the pool closes at that hour. It has been suggested that if you are going to have a party, you might notify your nearby neighbors in advance.

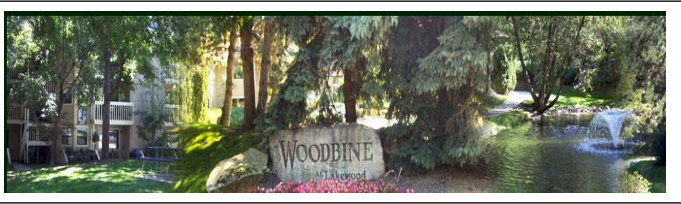


5. Assigned **parking places and garages** are also a community management arrangement, while at the same time there are adequate open spaces for an extra vehicle or guests. Open spaces are not to be made permanent for any one homeowner, and the storage of boats, RV's, or trailers is prohibited onsite. All vehicles must be operational, with current registration, and not create property damage like dripping oil. **Please lock your vehicle at all times to avoid potential break-in or theft.**

6. Our Homeowner Handbook has various rules and regulations regarding **the maintenance of your patio or deck including** not using them as large storage areas, a place to collect trash, or "over decorating" with seasonal or holiday displays. Beauty is in the eye of the beholder, however the property manager is tasked with the duty of maintaining a 'reasonably' appealing property exterior. Additionally, the stairways on every building are common areas and cannot be used for planters, storage (like bikes, tools, or equipment) or décor.



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



7. **Community Trash Enclosures** are provided for you to discard waste and unneeded items; however, they are not for large pieces of furniture or mattresses, packing crates, or oversized boxes that have not been broken down. This just fills the bins with lots of air and restricts other residents from depositing trash. Please be considerate and pick up any spillage when you dump your waste and do not leave items outside of the dumpsters as this probably will not get picked up. To give away any household items here are 3 good options:
 - Idaho Youth Ranch - (208) 345-6724 • The ARC - (208) 363-9350 • Boise Bicycle Project - (208) 429-6520
8. **Recycling bins** are also onsite for your consideration of the environment. However, **the City of Boise just revised their approach to recycling** with their CURBIT program (CURBIT@CITYOFBOISE.ORG). Unfortunately, we agree that this will make recycling a bit more cumbersome.

WHAT GOES IN

Only these items loose in recycle bin – GREEN DUMPSTER

- Plastic beverage and detergent bottles
- Newspaper
- Cardboard
- Magazines
- Junk mail
- Boxes
- Wrapping paper
- Cards
- Paper egg cartons
- Miscellaneous paper
- Aluminum and Steel Cans
- Aluminum Foil



NEW! WHAT GOES IN – New Hefty EnergyBag PROGRAM – **Orange Recycle Bag** that separates out certain types of materials to put in this bag, tied up and then dropped in the **green recycle dumpster**. Only empty, clean, and dry plastics/foam go in approved orange bags.

- Plastic film and bags
- Plastic pouches
- Plastic liners
- Foam containers
- Plastic disposable dinnerware
- Plastic food cups
- Plastic wrappers and bags
- Plastic lids and caps
- Plastic toothpaste tubes
- Plastic single serve containers
- Plastic mailing supplies
- Plastic six pack rings and holders
- Plastic straws

NOTE: We have contacted the City of Boise to try and obtain rolls of these Orange Recycle Bags for our residents, bags that have already been delivered to single family homes in Boise.

We were told that *“in the near future”* we should be able to obtain these bags to help homeowners sort their recyclable trash into these 2 categories.

Please note that with this new program ALL plastic water bottles, hinged lid (clam shell) containers and all wax-coated material is now to be considered regular trash (blue bin).

WHAT STAYS OUT of RECYCLING

These items must go into the trash bin - **BLUE DUMPSTER**

- Plastic water bottles ... (NEW criteria!)
- Plastic hinged lid (clamshell) containers
- Frozen and refrigerated food boxes
- Paper beverage cups
- Pizza boxes
- Ribbons and bows
- Greeting cards/envelopes with foil or glitter
- Waxed paper
- Gift bags if coated, plastic or laminated
- Manila envelopes with bubble wrap
- Foil wrapping paper



WOODBINE POOL Opens for the Season!

POOL HOURS: 10am to 10pm daily

We have recently been tuning up the pool and spa for the upcoming season and **it will be ready for this coming weekend.** Please be familiar with the rules for pool usage which have been developed for your safety and the consideration of other homeowners. Here are a few of the main regulations:

- Swim attire only; no cut off pants
- No food allowed inside the pool or spa itself
- No glass items of any kind in pool/spa area
- No sickness, open sores or diapers allowed in the pool
- Private pool for residents and 2 accompanied guests only
- Be considerate with loud noise or music
- Gates to remain closed always; **do not ever prop open**
- No pets in the pool area at any time
- No one under 14 without adult supervision
- No smoking in the pool area anywhere



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.