



WOODBINE AT Lakewood



Summer 2018 Newsletter

WATER LEAK UPDATE



Anyone who has read our newsletters over the past year is aware that a major problem at Woodbine has been the unpredictable main line leaks caused by aging underground pipes that interact with ever moving tree roots on a property that was built on a riverbed. Quite a combination! Since 2013 Woodbine has incurred **28 main line leaks and the repairs have cost \$86,208!** After repairs, we have applied to Suez Water and Boise City Utilities (sewer) for billing rebates with only modest success. We have had our meters evaluated for accuracy. The sewer bill is related to water usage and we have also had these mathematical calculations audited for accuracy.

Woodbine has needed to use professional plumbers with excavation equipment at rates from \$85-\$125 per hour, depending on the problem. We have tried to reduce expenditures by fixing the leaks we can with our maintenance team or assisting plumbing companies with our lower cost labor. Unfortunately, Boise is still in a major construction boom creating a shortage of plumbers and we sometimes must wait longer than we would like to get the service and special equipment we need.

We'll keep working on this difficult situation. One possible solution is to replace all the old main water lines (blue poly pipe) with material that is the current standard (a different strength black poly pipe). This would be a very costly solution and may require an unpopular financing arrangement involving HOA dues. Currently we continue to pour money into an aging and unpredictable system, like fixing an old car that at some point just needs to be replaced. We will keep you informed.



The HOA pays for resident water usage.
Please do your part to conserve your HOA dues... every drop counts!

Ways to Conserve Water

- Install newer toilet using less than 1.6 gal. per flush
- Wash only full loads of clothes and dishes
- Turn off the water while soaping hands or brushing teeth or scrubbing dishes
- Put faucet aerators on the sink faucets
- Use a low flow showerhead
- Take shorter showers – five minutes or less
- Get an Energy Star washing machine or dishwasher if you are replacing your current one

FYI - Regarding our Ponds... which are fed by 'free' water during the spring & summer, that is then used to feed our landscape. **Occasionally water is restricted beyond our control causing lower pond levels, unsightliness and smell.** We maintain the fountain pumps and water quality but must work with the city to remedy water shortages. Tough job!



ABOUT OUR TREES... and BUGS

You chose to live at Woodbine in some part because of the beautiful wooded landscape.

Along with this great amenity comes constant tree growth and seasonal pests. Your HOA has a budget including contracts for annual tree trimming (\$4600) and pest control (\$4120). The priority is to keep branches off the roofs and away from gutters, and to minimize annoying insects that may damage trees and shrubs as well as invade your home. So far this year our staff has removed a first wave of dead branches and now are starting roof clearance measures with a professional trimming company.

The pest control program we instituted a few years ago seems to be doing a reasonable job with the worst critters. However, during summer months there are hundreds of spider nests and cobwebs that we knock down, only to see them reappear sometimes the next day. Please feel free to help with this endless task by using your broom or hose around your own environment.

WOODBINE COMMUNICATION:

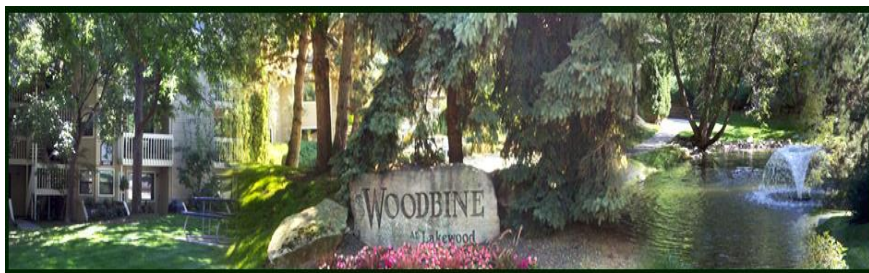
Office Hours:

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



PARKING MEMO:

If you have more than one car and are parking in open spaces, please notify the office so we don't tow you, especially if you don't move the car regularly. Remember no boats, RV's, or trailers are allowed in our lots.



The office lot by the pool is for parking only when you are there. Please, no overnight or long-term usage. **Thanks much.**

*Did you know that when homeowners sell their condos and takes the **cable TV box** with them, it costs the HOA **\$100 of your dues to replace it?** We will work to recover that cost from you, so if you are moving, please leave the cable boxes behind. Pool keys too.*

Patios and Balconies

Just a reminder that summer activities often result in extra equipment and belongings being left outside. While it may be convenient for you, it is also an eyesore for your neighbor. Please be considerate and abide by the rules.



CONTINUOUS REMINDER... ☹️

Some dog owners continue to let their dogs 'do their business' in the common areas without picking up the waste. **Very inconsiderate!!** Please be thoughtful of your neighbors and respect the common property! To assist Woodbine dog owners, we have installed **free doggie bag stations** on the property; contact the office for locations if you are new to the property and don't know where they are.

ps. Please anonymously let the office know about offenders and we'll try and address it.

FINAL SAFETY RELATED NOTES: If you have a fireplace and are interested in chimney cleaning, please contact the office so we can try and negotiate a group rate. And for everyone's safety, have you checked your furnace filters, installed smoke and carbon dioxide detectors, and checked the batteries lately? If not, please do! Thanks.

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 VOLUNTEER 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 volunteer 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 volunteer Board at WoodbineHOABoard@gmail.com
2. Prepare a **written comment**, complaint, or inquiry with appropriate documentation if necessary, 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 through the office so that you may be given time on the agenda. Please include your topic for presentation or discussion. It is important and courteous not to just show up at this business meeting. HOA Board meetings are **scheduled quarterly on the last Thursday of February / May / August / November, 6:30 at the clubhouse**. However, these dates change occasionally due to circumstance. Please contact the office to confirm dates with your request to attend.

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.



2018

BOISE STATE FOOTBALL SCHEDULE

Saturday Sep. 1		at Troy Trojans Veterans Memorial Stadium, Troy, AL	4:00pm MT ESPNews
Saturday Sep. 8		UConn Huskies Albertson's Stadium, Boise, ID	10:15pm ET ESPN2/ESPNU
Saturday Sep. 15		at Oklahoma State Cowboys Boone Pickens Stadium, Stillwater, OK	1:30pm MT ABC/ESPN/2/U
Saturday Sep. 22		OFF	
Saturday Sep. 29		at Wyoming Cowboys War Memorial Stadium, Laramie, WY	5:00pm MT CBSSN
Saturday Oct. 6		San Diego State Aztecs Albertson's Stadium, Boise, ID	Time TBA ESPN network
Saturday Oct. 13		at Nevada Wolf Pack Mackay Stadium, Reno, NV	8:30pm MT CBSSN
Friday Oct. 19		Colorado State Rams Albertson's Stadium, Boise, ID	7:00pm MT ESPN2
Saturday Oct. 27		at Air Force Falcons Falcon Stadium, Colorado Springs, CO	5:00pm MT CBSSN
Saturday Nov. 3		BYU Cougars (HC) Albertson's Stadium, Boise, ID	Time TBA ESPN network
Friday Nov. 9		Fresno State Bulldogs Albertson's Stadium, Boise, ID	8:15pm MT ESPN2
Friday Nov. 16		at New Mexico Lobos Dreamstyle Stadium, Albuquerque, NM	7:00pm MT CBSSN
Saturday Nov. 24		Utah State Aggies Albertson's Stadium, Boise, ID	Time TBA ESPN network
Saturday Dec. 1		MWC Championship Game Hosted by highest ranked team in CFP.	5:30pm MT ESPN/ESPN2