



WOODBINE AT Lakewood



Fall 2018 Newsletter

2018 Dryer Vent Cleaning Program



Based on the success of our 2017 program, we have again contacted the company who will give Woodbine a **quantity discount for dryer vent cleaning**. This process is a preventative maintenance action 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 January** and need a minimum of 15 sign-ups to get this discount. Please sign up today if you are interested so that we can reserve our dates.

ICE MELT FOR RESIDENTS

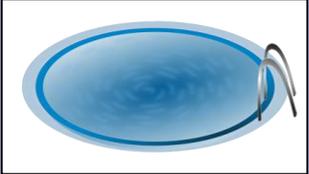


Winter is now approaching so please be reminded that in addition to our routine snow and ice servicing, your property management also provides **free ice melt** for our residents.

A large blue bin in front of the office contains gallon baggies filled with ice melt that homeowners can take and use for their emergency applications. Please only take what you need.

PS. 60 of you have FIREPLACES that might benefit from a quantity cleaning discount service too. If you are interested, please contact the office so we can get a list to present to potential vendors.

WINTER SPA HOURS: DAILY 10AM-10PM



Yes, the spa re-plastering is complete, and the spa is open! Please observe the posted pool/spa guidelines for use, as failure to do so may result in revoking of privileges. Also report any issues with the spa so we can attend to them.

The Woodbine spa is for the exclusive use of the condo owners and their guests, which includes renters. Owners, even though not living onsite, are ultimately responsible for renters' and guests' behavior.

There is a no smoking or drinking rule at the spa and we wish to also remind homeowners to be considerate of their neighbors when smoking around their condos, whether inside or out.

If homeowners observe individuals using the spa after the designated hours by people from outside our community (probably fence jumpers) we encourage you to call the police to address this trespassing. Our grounds patrol service locks the gates at 10 pm nightly; during the day, please firmly shut the gate behind you.

WOODBINE COMMUNICATION:

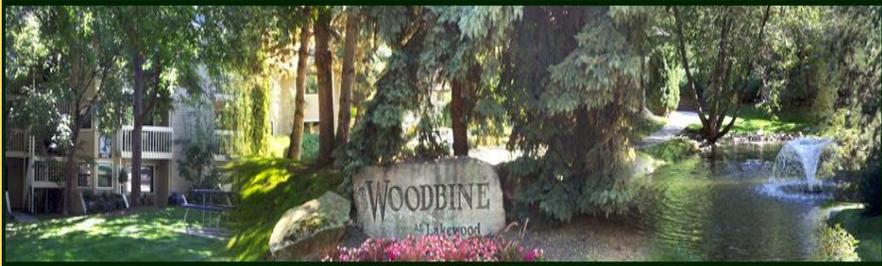
Office Hours:

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



A REPEATED, ALWAYS IMPORTANT TOPIC

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.**

Since 2013 we have experienced **31 leaks** at a repair cost of **\$82,120**. This year so far has cost **\$39,691**. This affects our water and sewer bills which combined in 2018 have totaled \$90,579... and the city of Boise has announced a 9% increase for sewer billing next year (no water increase).

The HOA Board has begun to discuss and look for outside professional help to solve this problem, including replacing all of the outdated plumbing on the whole property. This would be a tremendous undertaking and require substantial funding.

Sewer bills are based on water usage and every dollar we save on water is a dollar we could use to maintain and upgrade our property... on landscape for example. For now... **Please do your part to make every drop count and conserve.**



Conserve Water to Conserve your HOA Dues

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 having elaborate exterior holiday decorations, your next-door neighbors might not feel the same.

Please refer to your **Woodbine Homeowners Handbook** for additional patio/deck guidelines regarding decorations.

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.