



## Winter 2019 Newsletter

### 2019 WOODBINE ANNUAL HOMEOWNERS MEETING February 28<sup>th</sup> – 6:30 at the Clubhouse

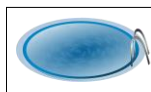
If you can't attend, please see Proxy Representation Form below the dotted line at the bottom

#### AGENDA

1. Formal approval of 2018 Annual Meeting Minutes – now on the website
2. Financial Overview
  - a. HOA dues and delinquency
  - b. 2018 Income/Expense summary
  - c. 2019 Budget (posted on website)
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. Mainline leaks, a continuing problem – discussion and proposals
6. Homeowner comments and questions

#### Woodbine Exterior Paint

2 years ago, we had the property painted and now it is time for the warrantee work which is scheduled for later this spring. Prior to that our maintenance crew will be repairing as much of the defective wood siding and trim as reasonable. Please report any significant rot or damage to the office so we can attend to it; photos would be useful.



#### Continued Spa Repairs

Last fall we contracted a much-needed resurfacing of the spa to seal cracks and address roughness. When that was done, the stairs were not reconstructed in the same manner as original and hence we required the proper restoration. That will be done in the coming month and will require the spa to be closed again for about a week. Sorry for the inconvenience, but we need to get it right.

#### 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](mailto:woodbinehoa@cableone.net)

Website: [www.Woodbine-hoa.com](http://www.Woodbine-hoa.com)





## COLD WEATHER PRECAUTION

Even though this has been a mild winter so far, we may still get some freezing weather and 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** it is inside the cabinet below the sink.

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



## Woodbine Water / Sewer Usage

**FACT: Total water/sewer costs for Woodbine consumed 29% of total operating expenses in 2018!**

**FACT: Since 2013 Woodbine has incurred 29 main line leaks and the repairs have cost \$82,111.**

**FACT: CONSERVE WATER, IT WILL CONSERVE YOUR HOA DUES FOR BETTER PURPOSES!**

## ICE MELT FOR RESIDENTS



Winter is now upon us (barely, so far!) so 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. 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, as well as Recently, to clean out some of the rain gutters and seal 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](mailto:woodbinehoa@cableone.net) HOA website: [woodbine-hoa.com](http://woodbine-hoa.com)

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

### **Mailbox Key Information:**

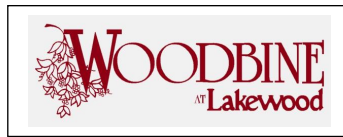
Main US Post Office  
770 South 13<sup>th</sup> Street, Boise ID 83708  
(208) 433-4351 hours: 7:30 am – 5:30 pm

**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](mailto: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. **Please do not just show up as there may not be time to address your concern properly if you are not on the agenda. Thanks in advance.**

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 units if you own more than one condo

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I/We are unable to attend the Annual Association Meeting scheduled for **February 28, 2019 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. **Note: Each condo only is entitled to one vote regardless of how many homeowners or occupants there are in a dwelling.**

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**