



WOODBINE AT Lakewood



Spring 2019 Newsletter

If you read nothing else in the newsletter **READ THIS...!**

Idaho Power outage Tuesday, April 30th from 9am to 1pm.



Idaho Power Company will be onsite Tuesday April 30th from 9am to 1pm to connect the new underground service lines in this area. You may want to power down any electronics including computer equipment prior to the short outage. All the work that Idaho Power has been doing at Woodbine has been to upgrade the electrical transformer boxes throughout the property.

Thank you for your understanding. If you have any questions or concerns regarding this project, please call Ron Krahn at 388-5895 or email at rkrahn@idahopower.com.

By now we all should be aware of the continuing problem Woodbine has had over the past years with exterior water leaks and the expense of repair, as well as the extraordinary cost of high water and sewer bills that the HOA pays. This issue has been identified in many previous newsletters, emails, and HOA meetings.

After much research and analysis, the Woodbine HOA Board of Directors has adopted a position that these leaks will continue as time goes by and in late March 2019 adopted a resolution *"to discontinue using, over time, the blue polyethylene pipe on the entire property that is owned by Woodbine HOA. This action is to preserve the value of condo investments and the integrity of the property."*

In April 2019 the HOA began soliciting advice and proposals from professional plumbing and excavation companies to complete the replacement project in approximately 2 years. The best approach appears to be to install new piping and shutoff valves on a phase by phase basis starting as early as this summer. First estimates are in the \$300,000 range to complete the job, and that is with using some of our in-house staffing to assist with basic labor at a lower price.

Replumbing, rather than continuing to apply band aids (over \$80,000 so far in repairs plus the higher cost of utilities) was not a strategy taken lightly, nor is the requirement for all homeowners to bear their fair share of the cost. Over the last couple of years, we have been using the Reserve Account to cover the repair cost but do not have sufficient funds to finance the entire amount, especially while every leak is a source of wasted HOA funds.

Accordingly, and with great regret, the Woodbine HOA Board, who are homeowners just like all of you, has concluded that it is necessary to use the Board's legal power (Woodbine *Condominium Declaration*, page 16) to impose a limited **SPECIAL ASSESSMENT** to be paid along with your monthly dues. At this stage of the analysis, that will mean a \$75 additional dues payment over the next 2 years, starting with June dues. At our last Annual Meeting on February 28, 2019, at which we had the required quorum, this possibility was discussed as a course of action as necessary.

These Special Assessment funds will be deposited in a separate bank account to be used only for the water line replacements, and the assessment will be discontinued at the time the project is completed and paid for. Another meeting for homeowners will be scheduled soon to discuss this decision.



Important Pet Rules Updates and Reminders

We have received several **reports of stray cats** roaming the property and making messes in the bark around the buildings. In order to resolve this issue, we are planning on setting traps for the stray cats and then taking them to the Humane Society.



It is very important that you notify the office if you have a cat(s).

We would like a description of your cat(s) and pictures to ensure we don't pick up a homeowner cat that has gotten loose. **The pet rules (see below) indicate that you are only allowed up to two pets and they must be on a leash if you take them outside.** This does include all cats. To avoid your cat from being caught in one of the traps that will be placed around the buildings you must keep them inside or on a leash as stated in the rules.

PET RULES

If you don't have a copy, all the Rules and Regulations for Woodbine can be found on our website or from the office.

1. *No animal, other than common household pets (not to exceed two), shall be kept or maintained in any unit. Common household pets are limited to dogs, cats, birds, hamsters, fish, and turtles. Animals shall not be kept, bred, or maintained for commercial purposes.*
2. *All animals will be kept clean, quiet, and controlled. Each homeowner or tenant is responsible for promptly cleaning up after his or her own animal.*
3. *All animals are to be confined to residents' unit, balcony or patio and they are not permitted outside unless on a leash. No animals may be kept chained outside the unit.*
4. *Homeowners or tenants may be required to remove a pet after receipt in writing of two violations of any of the above provisions from the Board of Directors or the property management agent.*

Regarding dogs...

If you have a dog, please try to take them to the hillside or other places to avoid damaging the grassy areas. We are having problems with our grass due to the same areas being used over and over to do their business. And of course, always pick up after your dog which also needs to be on a leash. **Thanks for the common courtesy to all homeowners.**

DOG WALKERS...

PLEASE BE KIND



TO OUR GRASS



PATIOS DECKS STAIRWAYS

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 POOL Will Soon Open for the Season!

POOL HOURS: 10am to 10pm daily

The Woodbine Spa has recently been resurfaced, and we have recently been tuning up the pool for the upcoming season and **it will be ready in mid-May**, as the water needs to heat up. 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*



Additional Announcement... After 4 long years of wear and tear and repairs, our treadmill has seen its last days. We are now researching the purchase of new, commercial grade equipment to be installed as soon as possible.

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? We recently emailed out copies of the updated **Rules and Regulation** and every homeowner and every renter should have this document. If not, please stop by the office and ask for one.