



WOODBINE AT Lakewood



Summer 2019 Newsletter

WOODBINE PLUMBING REPLACEMENT AND SPECIAL ASSESSMENT UPDATE

We think the majority of you who are reading this are aware of the major leak issues with the main water lines at Woodbine. Likewise, all the effort that was put into announcing the **Special Assessment Meeting** that was held on June 13th to discuss all aspects of the need to replumb Woodbine's exterior water lines. And rather than trying to explain the discussions and responses, we are attaching the full minutes of the meeting as part of this communication.



We had **58 homeowners** sign in at the Special Assessment Meeting and received numerous proxy statements that allowed another to vote on their behalf. At this time, we have **66 YES votes and 9 NO votes** for the replumbing of Woodbine and to finance it through a special assessment of \$55 per month per condo (@\$3600 each) until the job is complete (estimated at 5.5 years). These votes carry over to the next meeting which will be **July 25th** to give another opportunity to participate for anyone who could not attend the June 13th meeting, in person or by proxy.

PLEASE READ THE ATTACHED MINUTES OF THE MEETING FOR MUCH MORE INFORMATION.



The HOA pays for homeowner water and sewer usage, a benefit that is unlike many other condominium associations. *Please do your part to conserve everyone's HOA dues... every drop counts!*

Ways to Conserve Water

- Install newer toilet using less than 1.6 gal. per flush, or one that has a dual flush option
- 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 yours



OUR TREES... and OUR BUGS

You chose to live at **Woodbine** in some part because of the beautiful wooded landscape. Along with this outstanding amenity comes constant tree growth and seasonal pests. Your **2019** HOA has a budget including contracts for annual tree trimming (**\$6000** vs \$4600 for 2018) The priority is to keep branches off the roofs and away from gutters. So far this year our staff has removed a first wave of dead branches and cleaning of gutters. Roof clearance measures and thinning of trees will start in late summer and fall with a professional trimming company.

To minimize annoying insects that may damage trees and shrubs as well as invade your home, we have a pest control program with **TruGreen Pest Control** that we instituted a few years ago and 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, as well as wasp nests, 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



WOODBINE POOL is Now Open for the Season!

POOL HOURS: 10am to 10pm daily

The Woodbine spa has recently been resurfaced, and we have replaced the aging electric pool heaters with brand new gas models. These will be more efficient and reliable. 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*



PATIO APPEARANCE

▶ *“Owners and residents shall keep all areas of the premises clean, sanitary, and free from debris and garbage. Each owner shall keep his or her unit in a first-class state of preservation and cleanliness. Litter of any kind, especially cigarette butts, shall not be thrown on the ground.”*

▶ *“Only outdoor furniture, barbeques, potted plants and bicycles may be placed on patios or balconies. Canvas, plastic, or other tarps are prohibited except for custom-made covers for barbeques and other patio furniture. This includes balcony railing screens made of bamboo, wire, etc. or unapproved patio fencing. Excessive outdoor decoration must be removed upon HOA Board request.”*

▶ *“Trees, shrubs, or other vegetation shall not be removed from any common areas or limited common areas. All potted plants or furniture on patios or limited common areas shall be placed so they do not interfere with lawn or snow removal equipment.”*

PET RULES ... (again!)



“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.”

*“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.**”*

“All animals are to be confined to residents’ unit, balcony or patio and are not permitted outside unless on a leash. No animals may be kept chained outside the unit.”

EXTERIOR PROPERTY MAINTENANCE

▶ While it is generally understood that your HOA dues are used to maintain the exterior of your condo, this is not always the case. Please note the following points from the **Declaration of Condominiums**, available in the Legal Documents section of the Woodbine website.

Section 8.2 *“The Association shall be responsible for the maintenance and repair of exterior surfaces of Building and improvements, but only those as original construct by Declarant...”*

Section 8.3 (a) *“Patios and porches ... the maintenance, repair, and expenses of the patios shall be the sole responsibility of the individual Owner.”*

Section 8.3 (b) *“The air-conditioning units for Units whether or not they project over or are placed on Common Area ... shall be maintained by the respective Unit Owner.”*

It is assumed that prior to purchase of a Woodbine condo that an owner or their real estate agent would read and understand the CC&R's, Declaration of Condominiums, the Bylaws and Woodbine Rules and Regulations which contain the legal guidelines to live at Woodbine. Again, these all are on the website and the management office can help you retrieve them if you need assistance.

FYI - Regarding Exterior Painting and Prep...



Some homeowners have been wondering why there are lots of white painted boards around the property...??? This is the repair or replacement of rotted boards prior to the property soon receiving a ‘free’ paint touch-up’ as a result of our 2-year warranty with the paint company. Now you know...



For the past few months, Idaho Power has been replacing the power lines to all the onsite electrical transformer boxes that service Woodbine. These large green metal structures are located throughout the property and were often covered with shrubs. To complete the upgrade and some of our shrubs or trees had to be removed, sidewalks and driveways cut ated, all of which created a continual mess in various property locations.

We are pleased to announce that this power supply upgrade project is now complete and cost the HOA nothing but the time of our property manager. It is a significant improvement to Woodbine. Thank you all for your patience.

PARKING MEMO:

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.**

Vendors hired by you...

Occasionally there is an issue associated with your condominium that needs repair, and it is determined to be the responsibility of the HOA. **We have preferred vendors with discount rates.** Only vendors that are approved prior to any service will be reimbursed.

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.