



May 8, 2019

Dear Respected Woodbine Homeowners,

About a week ago we sent out a Spring 2019 Newsletter which among other announcements identified your HOA Board decision to *“discontinue using, over time, the blue polyethylene pipe on the entire property that is owned by Woodbine HOA”*. The problems we have with water leaks should not be news to anyone unless you are a very new owner, but the decision to replumb the water lines is a recent decision that needed to be shared with homeowners.

In response, we have received several email comments regarding how to pay for this extensive project, which will require a Special Assessment of additional dues payment until the job is done. This Board authorization can be found in the Woodbine **Condominium Declaration, Section 9.5, page 15-16**. In the newsletter announcement it stated that *“At this stage of analysis, that would mean a \$75 additional dues payment over the next 2 years, starting with June dues.”* Since then, we have continued to work with the plumbing company (Cloverdale) to refine an approach, timetable, and proposed cost.

Several homeowners have suggested a lower monthly special assessment, which would of course mean a longer timetable to complete the job; in the meantime, we will continue to have unpredictable water leaks in areas that have not been replaced. Another suggestion was to get a loan to pay for the project, and that is something the HOA is looking into; it would require collateral to secure the loan, which would probably be the special assessment payments. The HOA Board is not, **at this stage of analysis**, fixed on any one approach and is open to any homeowner responsible input.

Accordingly, there will be a **Special Assessment/Plumbing meeting on Thursday, June 13<sup>th</sup> at 6:30** for additional discussion and project updates. If you have an interest, please plan to attend or at least assign your proxy vote to a trusted homeowner. We have also attached an **overview document** which identifies in one place many of the facts and history surrounding the Woodbine plumbing issue; we hope this will help educate homeowners about the challenge facing all of us.

