



# WOODBINE AT Lakewood



## Winter 2020 Newsletter

### Greetings to Woodbine Homeowners

Here's hoping that your holidays were merry and 2020 will be bright for you and yours. Typically, by this time each year our property owners will have just received a notice regarding their HOA dues for the coming year, and typically that is a notice of dues increase. The **good news** is that this year, mainly because the Board approved some significant cuts in the operating budget, there will be **no dues increase** for 2020.

Additionally, there has been a \$2.00 per month increase from Cable One for your cable service this year, and the Board directed your property management to find additional cost cutting to cover this rate hike. Accordingly, **your HOA dues will be exactly the same as 2019.**

We would appreciate an understanding that some areas of property maintenance might not be addressed as quickly or thoroughly as some homeowners would like. Our first priority will be issues of health and safety, then any deferred maintenance, and lastly upgrade and cosmetic projects. **Part of the reduced spending budget is a reduction in our monthly savings for reserve funds used for capital improvements.**

**Special assessment dues** to pay for the replumbing of our exterior water lines, a program that was analyzed, approved and initiated in 2019, will **remain in effect until the project has been paid for.** However, we have identified a possibility to complete the job on an accelerated schedule, maybe by the end of 2020 if the weather cooperates. This possibility involves the restructuring of our financing but will not affect the \$55 per month special assessment needed to service our construction loan. A plumbing progress report can be found on the next page.

The **actual total plumbing cost** will not be reduced, however if we can complete the job ahead of schedule, we will much sooner be saving funds on water and sewer costs as well as administrative costs to manage the replumbing. If all goes well, Woodbine could begin realizing property operation variances that are noticeably below our 2020 budget and thus freeing up more funds for property upgrades. Completing the project earlier **will not eliminate the Special Assessment dues** needed the next 5 years to pay for the replumbing of Woodbine.

### COLD WEATHER PRECAUTION



Even though this has been a mild winter so far, we usually 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 your sink. For assistance, call your plumber or our emergency maintenance number: **208-440-0443**



### WOODBINE COMMUNICATION:

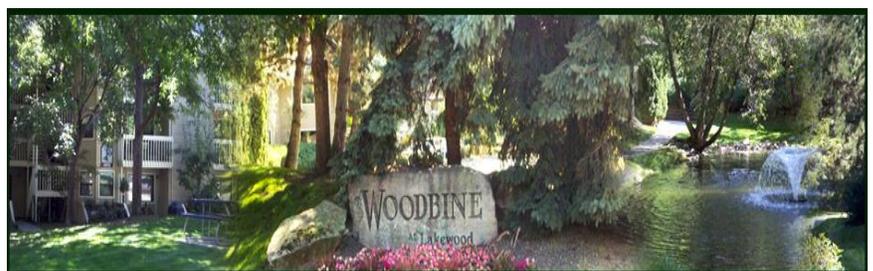
Office Hours:

**Monday thru Friday: 10-6 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)





## WOODBINE REPLUMBING UPDATE

This challenging project broke ground in September beginning with the first of 5 construction phases that we will be addressing. **Phase 1** includes **buildings K, J, I, and G**. As of this date we are just finishing up building G. Hence it appears that this phase will be complete before any difficult weather sets in. We are finding that a building can be replumbed in about a month.

During the past 4 months we have worked through the tree roots and bedrock that permeates the ground upon which Woodbine was built. Unknown however were several pipe repairs that were done many years ago, and those repairs needed to be modified for new piping to be threaded into each unit; an unfortunate extra time and money.



We also had to remove 2 sizable trees in front of **building I**. As well the **J and I buildings** had the landscape berms significantly disrupted, as did the **G building** somewhat. Next spring these areas will be replanted, and new ground cover installed with as much quality as our budget allows.

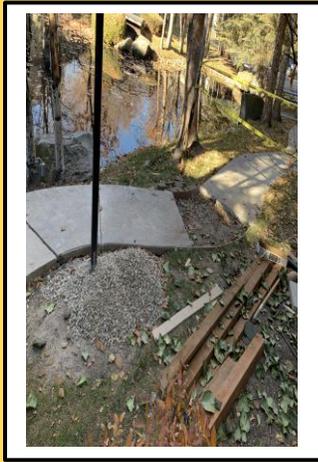
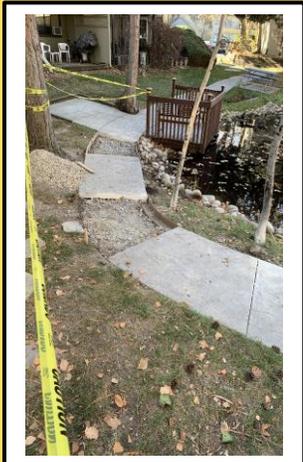
Phases are the stages of original construction:  
**Phase 3** includes bldgs. H, L, M & N  
**Phase 4** includes bldgs. A, B, E & F  
**Phase 5** includes bldgs. R, T & U

**Phase 2** of the schedule involves **buildings C & D**. However, during our current work at the **G building**, a major leak sprung up at the **L building** down by the playground and we had to address it by replacing a long stretch of the main line. It therefore makes more sense to complete the **L building** before moving on to another location. Also, the **L building** only has 4 branch lines and 3 of them have been replaced in the recent past.



We would like to thank the patience of homeowners who have been inconvenienced by having their water temporarily shut off, sidewalks torn and for accepting a temporary new parking space during construction. Cooperation helps the project to move ahead in an efficient, and hence more economical for the HOA.

**YOUR HOA DOLLAR\$ AT WORK**  
IN-HOUSE STAFF CONSTRUCTING AN IMPROVED SIDEWALK NEAR THE OFFICE POND TO ADDRESS A POTENTIAL HEALTH AND SAFETY ISSUE.



## 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 personal area use.

## 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 to try and reduce ice dams and dripping onto the sidewalks. Again, if you see an area of dangerous ice melting, please report it or spread some free ice melt on it.

## 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 through Friday 10 am - 6 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, Randi**, 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](http://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.

# 2020 WOODBINE ANNUAL HOMEOWNERS MEETING

February 27<sup>th</sup> – 6:30 at the Clubhouse

If you can't attend, please see Proxy Representation Form below

## AGENDA

1. Formal approval of 2019 Annual Meeting Minutes – posted on the website
2. Financial Overview
  - a. HOA 2020 dues. Special Assessment and delinquency
  - b. 2019 Income/Expense summary
  - c. 2020 Budget (posted on website)
3. Election or Re-election of HOA Board Members - nominees
  - a. Legally 3 Board members are required; in 2019 there were 7 Board members
    - i. Article IV, Section 2 of the HOA Bylaws
4. Update on replumbing project for the whole of Woodbine
5. Homeowner comments and questions

---

I/We are unable to attend the Annual Association Meeting scheduled for **February 27, 2020 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