



WOODBINE AT Lakewood



FALL 2019 Newsletter



It's Your Property...



As a homeowner you have a say in how Woodbine is managed and how it is maintained. On the flip side, so do all the other homeowners and there is often not a consensus on how to spend your HOA dues. We bring this up because the 2020 budget is being prepared and we would like your input. Of course, there are non-discretionary expenses such as utilities, services for landscape, pool and snow plowing, accounting and property management, emergency repairs, and savings to the Reserve Account. Additionally, we are in the middle of replumbing the main and branch lines for the entire property that is being financed by your Special Assessment payments.

An aspect of the budget process each year is the unpopular topic of dues increases, which nobody likes but is often necessary to keep up with rising costs (sewer is going up another 5% this year!!!). There are some expenses that are discretionary such as asphalt repair/replacement/seal coating, rebuilding dumpster enclosures, constructing fencing across the HVAC equipment, repair/replacement of rain gutters, more tree trimming away from roofs, painting the electrical transformers, etc., etc. Please stop by the office or email your input to woodbinehoa@cableone.net.

Ps. Regarding payment of your **HOA dues** and your **Special Assessment dues**, these funds are deposited into separate checking accounts and **need to be separate checks, not a combined one**. Please save us the need to return your check and ask for two separate ones; if you auto pay, please inform your bank of this requirement.



Welcome to Randi D'Andrea



When Renee, our office manager of 3 years recently decided to retire, we searched for an outstanding and professional replacement. We are very pleased that we found Randi! If you haven't already, please stop by and say "Hi" to Randi.

She is from Buffalo NY and has been in **property management for 10 years** and loves exploring the mountains of Idaho and the West which is mostly why she moved out here.

Randi has a passion for home design/renovations and does staging and decorating on the side. Her daughter is in cosmetology school and her son is a hockey player and in college in NY.

ICE MELT FOR RESIDENTS



Winter is now approaching so please be reminded that in addition to our routine snow and ice servicing, your property management also provides **free ice melt** for our residents.

A large blue bin in front of the office will contain gallon baggies filled with ice melt that homeowners can take and use for their emergency applications. Please only take what you need.

WOODBINE COMMUNICATION:

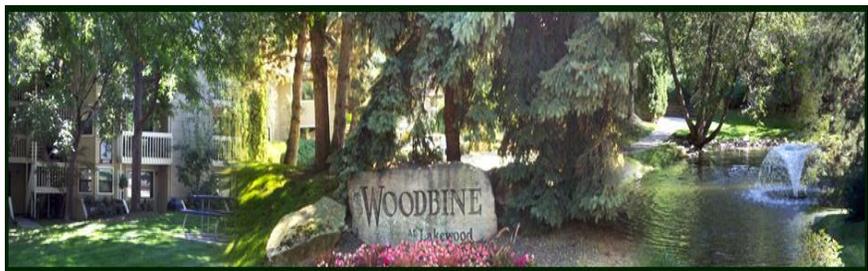
Office Hours:

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 PLUMBING REPLACEMENT AND SPECIAL ASSESSMENT UPDATE



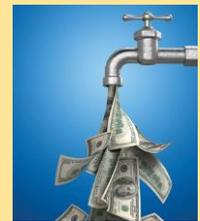
The **K building** had been excavated, the main water line and 7 of the 8 branch lines upgraded (the other had already recently been replaced), and the trench filled back up. There were 3 patios behind the **K building** that were damaged, and the grass area was significantly disturbed. All three patios have been repaired and seed and topper spread across the landscape; this should create a good foundation for next spring growth.

We also have finished work on the **J building** which only had 4 branch lines; however, 3 of those lines had shut off valves which were deeply buried in the rocks and roots of trees and shrubs. Extra work to locate and expose these valves was necessary. Also, we are discovering that previous repairs to some branch lines create a hindrance and require additional correction steps to thread a new connection into some condos.

We have now completed over half of the replacement plumbing for the **I building** which has 5 branch lines to thread. We discovered that 2 of those lines have hindrances that need to be removed which is creating additional time and expense, and unfortunately 2 large trees will need removal. While working on the **I building**, we were greeted with **3 new leaks, one in the L building, one in the G building and one in the F building.** The **L building** has now been fixed in a manner that is consistent with replacing the main water lines.

Cost Analysis

- The **K building** with 7 branch lines to replace, plus the main line cost **\$55,846** from *Cloverdale Plumbing*. The estimated total cost from the plumber was \$52,319.
- The **J building** with 4 branch lines to replace, plus a shorter section of main line cost **\$35,848**, and the estimated total cost from the plumber was \$33,415.



Remember we are contracted on a time-and-materials basis due to the unpredictability of underground issues; these first two buildings came in a bit higher than the plumber estimations and we hope some others will come in below. After 2 weeks of work, the cost of *Cloverdale* labor and equipment for **building I** is **\$20,350**; the plumber estimated total cost for this building is \$38,213. But... we are having to remove 2 huge trees.

Pro Maintenance has been assisting *Cloverdale Plumbing* with basic labor at a much-reduced rate to cut down the cost of preparation and clean up. In September we supplemented Cloverdale with \$1169 of support and in October the cost of our contribution was \$1353 The work that Pro Maintenance does is at \$33 per hour all-inclusive of taxes, insurance, benefits, etc. and *Cloverdale* charges \$76 per hour for this same work, a savings of \$43 per hour.

Economic Plumbing Summary for September and October

\$16,220 Total Special Assessment Dues Collected
\$ 9,981 Total Expenditures on behalf of the replumbing project
 \$ 6,239 Net of Receipts and Disbursements for September and October

\$55,847 September draw down from our Mountain West credit line
 \$55,847 September payment to Cloverdale Plumbing
 \$35,848 November draw down from our Mountain West credit line
 \$35,848 November payment to Cloverdale Plumbing

Mountain West Bank Credit Line	
\$200,000	Beginning Balance
\$55,847	September draw
<u>\$35,848</u>	November draw
\$91,695	Total Draws to date
\$108,305	Balance available

2019 Dryer Vent Cleaning Program



Based on the success of our 2017 & 2018 programs, we have again contacted the company who will give Woodbine a **quantity discount for dryer vent cleaning**. This process is a preventative maintenance action and we encourage all homeowners to take advantage of this great deal. **DaVine Air** has agreed to only a **\$17 bulk rate resident charge** for this useful service. Normally this would be \$59 for a single servicing at a home.

The process is done using a reverse air technique and will be done from the outside, so you do not have to be home. What is needed is to **sign up for the service and deliver to the office a \$17 check payable to DaVine Air**; the check which will not be deposited until the service is complete. We need a **minimum of 15 sign-ups** to get this discount. Please sign up today if you are interested so that we can reserve our dates (probably for December).

IMPORTANT REMINDER !

Recently we received a citation from the Boise fire inspector, Captain Jesse Tappert, and he identified three areas of concern at Woodbine. We discussed these issues with him as well as had a personal meeting to clarify. Please refer to the *International Fire Code, sections 906 & 907* if you want to verify or do more research on the following issues.

1. FIRE EXTINGUISHERS THROUGHOUT THE PROPERTY

We are an R-2 property (residential multi-unit). There needs to **either** be a fire extinguisher inside each condominium rated *1A 10bc* **or** a fire extinguisher within 75' of each exterior door rated *2A 10bc*. The HOA decided to install 50 exterior fire extinguishers as a more practical solution and that has now been completed. We also must have these inspected annually by a certified fire suppression company.



2. SMOKE ALARMS AND CARBON MONOXIDE DETECTORS



It is the **homeowner responsibility to maintain smoke alarms and carbon monoxide** detectors inside their condominium and we will be updating the Woodbine HOA Rules and Regulations to identify this requirement. You can purchase a smoke and carbon monoxide detector combo unit; prices vary but we found the cheapest was on Amazon for \$22.57. These can also be purchased at Home Depot for various prices including a 2-pack for economy.

Regarding Carbon Monoxide, some homeowners might question the need for a detector when Woodbine does not have gas appliances or furnaces. The fact is that there are 5 buildings with gas fireplaces, and others are woodburning; combustion of wood also produces carbon monoxide (CO) as verified with the inspector. Any condo that has a fireplace is therefore technically required to have a CO detector.

3. BARBEQUE USE ON PATIO DECKS OR NEAR BUILDINGS

There are 2 issues that need to be addressed: location of barbeque use, and storage of cylinders for those that use gas.

1. Barbeque location: To quote the fire inspector, Open-flame cooking devices (BBQ's), whether LP-gas fueled or charcoal/solid fuel, ***"shall not be operated on combustible balconies (above the first story) within 10 feet of combustible construction"***. This is common sense, however there are so many fires each year that are caused by barbeques, especially smoldering charcoals and leaking gas canisters.



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2. Storage of gas cylinders: *LP (liquefied petroleum) Gas Cylinders within a residential building (under the horizontal projection of the roof, floor or balcony above), ... and detached garages, shall be limited to cylinders each with a maximum water capacity of 2.7 lb. and shall not exceed 5.4 lb. aggregate water capacity per each living space unit.*

LP-Gas Storage on Exterior Balconies of Residential Buildings. *Cylinders having water capacities greater than 2.7 lb. shall not be located on decks or balconies of dwellings of two or more living units above the first floor.*

Note: Typical consumer LP-Gas barbecue cylinders are 47.7 lb. water capacity. Typical LP Gas camp stove or lantern canisters are 2.7 lb. water capacity.

This is a challenging fire code for those who like to barbeque on their patios and decks, however it was designed by the International Fire Code for the purpose of safety. Afterall, Woodbine condominium homeowners live in a common space and the actions of even one careless individual could burn down a whole building and spread to another...

Fall is Falling... yep and all over Woodbine!! But of course, why most of you live at Woodbine is because it is in the "woods" that provides spring, summer and fall ambiance. Along with that comes the maintenance of pests and leaves for which we have a landscaper and pest control service that supplements the work that our in-house staff performs. Recently one of the most common requests



we get is to clean someone's gutters, and when we do it this time of the year, they are shortly refilled with fall leaves. Many of you may not know that our gutters do have covers inserted inside them to assist with the task. But given our budget and ongoing plumbing project there is a limit to what can be done at this time. **Thanks for your understanding.**

WOODBINE SPA is Open for the Winter!

SPA 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. And **we are ordering a more effective spa cover** to keep the heat in. When using the spa this season, please observe 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*



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 through Friday 10 am – 6 pm (adjusted for the replumbing project)

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, 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 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.