



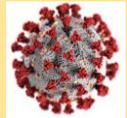
WOODBINE AT Lakewood



Spring 2020 Newsletter – Chapter 2



A FOLLOW-UP MESSAGE FROM PRO MANAGEMENT



Yesterday was another milestone in the fight against the Coronavirus (COVID-19) as Idaho Governor Brad Little ordered Idahoans to stay “*mostly at home*” while he ramps up efforts to slow the spread of the pandemic in Idaho. See attached pdf. summary of the order.

“Essential businesses” that serve critical needs are exempt from the stay-in-place order. Pro Management is an essential service that protects the safety of residents and well-being of your property. Accordingly, our management and maintenance personnel will continue to work while abiding by the highly recommended virus protection actions.

Recently we sent out a Spring Newsletter addressing the coronavirus pandemic and how *Will It Affect the Property Management of Woodbine*. We identified initial measures that we were adopting at Woodbine to accommodate the “social distancing” norm. Based on the recent stay-in-place order prompted by the increasing spread of the virus in Idaho, we now feel the need to upgrade those practices for the time being.

- We will now be **completely closing direct access to the clubhouse and amenities** including the manager’s office, the fitness center, sauna and laundry room. The key card access at the back door will be discontinued until further notice. We are sorry for any inconvenience this might cause but it for the safety of all.
- **Even though we announced in our last newsletter that we would allow usage of the spa “at your own risk”, we now think it is prudent to close the spa and the pool area.**
- **There is a good chance that these amenities will not be opening the first week of May as normal.**
- **Pool and spa water temperature will now be set at 50 degrees until they are opened.**
- **We will continue to have pool/spa professional service to maintain cleanliness and chemicals at an adequate level and be ready to open as soon as it is appropriate.**

Just a final request for everyone to think **positive** ... as if you have tested **positive!** Choose your actions as if you have the virus and don’t want to spread it. Our staff are here to support you, and we ask that you support us by keeping a safe distance and being patient if a response to your request / need is not as quick as you would like.

Be safe and be well.

**For Emergency
Maintenance:
208-440-0443**

WOODBINE COMMUNICATION:

Office Hours:

~~Monday thru Friday: 10-6 pm~~

CLOSED DURING CORONA VIRUS PANDEMIC

Phone: (208) 440-0132 Fax: (208) 514-0438

Office Email: woodbinehoa@cableone.net

Website: www.Woodbine-hoa.com



There is an abundance of information about CORONAVIRUS available to share.

Here is a useful chart from WebMD

WebMD			
COLD VS. FLU VS. CORONAVIRUS			
SYMPTOMS	COLD	FLU	CORONAVIRUS** (can range from mild to serious)
 Fever	Rare	High (100-102 F) Can last 3-4 days	Common
 Headache	Rare	Intense	Can be present
 General Aches, Pains	Slight	Usual, often severe	Can be present
 Fatigue, Weakness	Mild	Intense, Can last up to 2-3 weeks	Can be present
 Extreme Exhaustion	Never	Usual (starts early)	Can be present
 Stuffy Nose	Common	Sometimes	Has been reported
 Sneezing	Usual	Sometimes	Has been reported
 Sore Throat	Common	Common	Has been reported
 Cough	Mild to moderate	Common, Can become severe	Common
 Shortness of Breath	Rare	Rare	In more serious infections

Sources: National Institute of Allergy and Infectious Diseases. CDC. WHO. **Information is still evolving

GOOD DEED OPPORTUNITY: Our clubhouse is out of toilet paper...and the shelves and online sources are bare. We continue to try and solve this unique challenge, but if there are any homeowners who could spare a roll please bring it to the office. We're in this together. Much appreciated!



WOODBINE REPLUMBING UPDATE

Spring has sprung and the replumbing of our main water lines has continued as if winter did not even happen. We have continued to complete a building about each month. Our target is to have 14 buildings done before the end of the year, and so far, we have completed 6 in this order: **K – J – I – G – N – L** and now we are working on the **H** building.

We began by plumbing the buildings that were built earliest and then began to address buildings where new leaks had sprung up. This is why we are at the H building, and why we will now address the **N and M** units. The process has affectionately been designated as a “Whack-a-Mole” approach as we try and whack down any new leaks and stop the bleeding of our precious HOA dues.

It took a couple of months to get our operation tuned to proceed with efficiency. Having hired Cloverdale Plumbing to do the heavy digging and professional pipe laying, we also have supported the effort with in-house labor to do some of the basic work at about a third of plumber rates. Plumbing is considered an essential business that will not be closing down during the coronavirus restrictions, and Cloverdale has the intention to proceed as we have been doing.



Soon you will begin to see progress in restoring the landscape which had to be disturbed, something that was not part of the plumbers' proposal. The HOA Board has agreed that to use most of our monthly reserve account saving allocation in 2020 to address this need – about \$3000 per month. Monthly Special Assessment collections are being applied to the administrative and in-house costs for the project and our cooperative relationship with Mountain West bank has so far produced the necessary financing for the job.

We now have collected a few months of data that can be analyzed for lower water and sewer costs, one of the major goals of this property improvement. This summer we expect to see more distinctive economic results.

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~~

CLOSED DURING CORONAVIRUS PANDEMIC

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, 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.

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. **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.**