



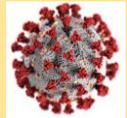
# WOODBINE AT Lakewood



## Early Summer 2020 Newsletter



### A REPEAT MESSAGE FROM PRO MANAGEMENT



Here is hoping that your Memorial Day weekend was pleasant, and that Summer 2020 will be enjoyable for you and yours. Unfortunately, COVID-19 has disrupted normal activities for all of us in 2020. Woodbine’s pool, spa, fitness center, laundry center and clubhouse have all been closed now for a month or so in the interest of health and safety over enjoyment. This is also a time that it seems appropriate to remind everyone of an announcement in our Winter Newsletter that is especially important; here it is almost verbatim:

*“Typically, each year our property owners receive 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 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.***

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

***Special assessment dues** to pay for the replumbing of our exterior water lines, a program that was analyzed, approved, and initiated in 2019 with the votes of a significant majority of homeowners 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.*

*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 for the next 5 years to pay for the replumbing of Woodbine.”*

#### 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](mailto:woodbinehoa@cableone.net)

Website: [www.Woodbine-hoa.com](http://www.Woodbine-hoa.com)



## Woodbine State of Affairs

Why does it seem important to remind homeowners of the benefits they have received this year with no dues increase, and the enhancement to their condominium investment that replumbing of our main lines is creating? The answer is a reply to the following behaviors by various homeowners including:

- *Complaints about not having all our amenities available, especially the pool and spa*
- *Comments about the disrupted landscape and impatience to get it restored immediately*
- *Requests for non-essential or discretionary maintenance to our property*
- *Inquiries about not having to pay HOA dues or even getting a refund (really?!)*
- *Threats to sue the HOA to speed up our plumbing and re-landscaping (really?!)*
- *Actions of being delinquent on HOA and Special Assessment dues, or just refusing to pay them*



**Non-payment of dues** is the worst sin of all because it further limits the funds needed to properly maintain Woodbine as a property that we can all be proud of, and in a healthy and safe manner. Unfortunately, we are being required to take aggressive legal actions to recover these dues payments including small claims court and placing liens on condos which will restrict refinancing or sales of those units. **Thank you to homeowners who have paid both HOA and Special Assessment dues in a timely manner... please be one of those!**

## “Reopening” of Woodbine?

March was a 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. In late April, **Rebound Idaho**, was announced as a 4-stage program to safely and responsibly re-open Idaho; we are now at the end of Phase 2 of that program. ([rebound.idaho.gov](http://rebound.idaho.gov)). Additionally, **on May 1<sup>st</sup> the city of Boise announced that it would not be opening any community pools during 2020.** COVID-19 has disrupted normal activities for all of us in 2020.

Since April, Woodbine’s property management has been researching the Idaho Department of Health, Central District Health (CDH), and the Centers for Disease Control and Prevention (CDC) to understand their requirements and guidelines for opening pools in 2020, including HOA neighborhood pools like ours.

We are working with our pool contractor regarding pool treatment requirements. Our objective in this work is to evaluate criteria, conditions, and restrictions under which a pool/jacuzzi opening can be with minimum risk of COVID-19 being spread. Likewise, we have a fitness center, heat spa, 2 bathrooms, a laundry center, and our main clubhouse area. Health, safety and HOA liability will take precedence as a condition for reopening our amenities. From a variety of different sources here are some of the **recommendations** to open community services during the pandemic:

- Require all users of amenities to sign a legal **“Use at Your Own Risk”** waiver
- Facilities not to be open to guests. Control of renters and short-stay residents (Airbnb, etc.) is essential
- Limit persons in any amenity area. Example: only 10 in the pool area, 2 in the jacuzzi, 1 in the fitness area
- Create distance spacing with signage; require masks to be worn. Post use guideline signage.
- No pool or deck furniture which requires constant disinfecting; users to bring their own chairs
- No access to bathrooms due to need for constant cleaning; users can use their own back at home
- Create a disinfecting station with sanitizer, wipes, non-touch trash can
- Require users to sanitize the entry and exit gates/doors when using an amenity

The HOA Board is considering the following questions regarding **enforcement** of all or some of the above recommendations. Exceedingly difficult, costly in a year of restricted budget funding, but essential to keep people safe... should we

- Pay for a full-time amenity monitor? Expect self-compliance?
- Restrict “Open” hours but include supervision?
- Open only the pool area, not other amenities?
- Can we afford the cost of disinfecting supplies and additional janitorial hours?



**For now, we are closed. Thank you for your understanding. We will keep you informed of any change.**

## WOODBINE REPLUMBING UPDATE



It has only been a little over a month since our last plumbing update. At that time, we were in the middle of working on the **H, M, and N buildings** which are all together and had reported leaks. We are now pretty much finished with the replumbing part, except for one unit in the M building which had a blockage under the floor of the interior; unfortunately, we need to dig down and release it to complete the job properly.

When we indicate the “plumbing part...”, this includes the trenching or in some cases preparation for boring a channel underground. Boring is cleaner and quicker in many cases and creates less above ground mess. However, there is a cost for this outside service, which is supervised by **Cloverdale Plumbing**, a cost which depends on how many rocks and roots are in the way. Unfortunately, behind the H building we had to remove another tree to get the job done.

Our plumbers have not been hired at their rates to repair concrete, clean up, re-install fences, or re-landscape. Their rates are based on plumbing skills. Accordingly, once the plumbing is complete in an area, we have employed staffing to do the necessary restoration work. Payment for this work comes out of the Special Assessment dues and saves us significant money versus having to hire outside landscape or concrete companies. Often, we must wait until all aspects of the plumbing are complete on a building before we can begin the next stage of the process. We appreciate the homeowners who are having to be patient and understand the seemingly helter-skelter process; be assured we are trying to spend **your dues** as efficiently as possible and stretch them for the most results.

Since we have no known leaks anywhere at this moment on Woodbine, we consulted with Cloverdale Plumbing and they determined **that buildings A and B would be the best to work on next**; they can be done somewhat **together which will save on boring costs**. Also, we probably will not have to tear up the asphalt in front of A or B, each of which should only have 5 valves to work with. Work in this area should begin the first week in June at the latest.



And finally, we enough data to begin comparing water/sewer bills prior to replumbing and after, and preliminary data is encouraging. Water bills only come every other month, so it is taking 4-6 months to get a reasonable amount of info for a building. We also must factor in any rate increases in utilities; hence the most telling number is the amount of water Woodbine is consuming. We will keep you informed.

## 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~~

**CLOSED DURING CORONAVIRUS PANDEMIC**

**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](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.**