



Early Summer 2020 Newsletter

REBOUND WOODBINE!

Unfortunately, COVID-19 has disrupted normal activities for all of us in 2020. Now, after careful consideration of many factors including the health and safety of residents and staff, liability issues, operating economics, and management challenges, the HOA Board of Directors has developed the following guidelines to reopen the amenities at Woodbine.

1. At the end of Phase 3 of **Rebound Idaho** (rebound.idaho.gov), the governor's re-opening program for the state, and assuming there has been no significant spike or outbreak of Covid-19 locally, **Woodbine will also reopen on June 13th, with some restrictions.**
2. The **pool, fitness center, bathrooms and laundry room will reopen** at that time; however, **the jacuzzi will remain closed**, and the clubhouse common area will be made available by reservation only and limited to 10 or less residents. **Normal hours of 10am to 10pm will be reinstated.**
3. At this time, Woodbine **facilities will be limited to residents only.** Outside guests, even family, are discouraged because this adds to the population of users and more chance for the introduction of coronavirus. This distinctly applies to renters and short-term stay individuals; owners of these condominiums will be expected to inform and monitor their occupants.
4. The **fitness center will be limited to 1 person at a time.** If there becomes a significant demand for fitness center usage, then it may be necessary to post a sign-up sheet for an hour at a time. **Pool usage will be subject to social distancing norms** to prevent overcrowding.
5. All Woodbine amenities will be **"Use at Your Own Risk"**, and residents will be expected to maintain their own safety precautions and be considerate of others. This mostly includes 6' social distancing or wearing a mask, as well as personally sanitizing equipment, pool furniture, and clubhouse surfaces that have been touched.
6. **The HOA will provide disinfecting wipes and to the extent possible hand sanitizer dispensers.** (Note: these items are in short supply). Ideally, residents will be self-sufficient with personal safety supplies for their own protection and that of others.
7. The HOA will maintain a normal cleaning routine including the bathrooms and hallways, however there will be **no extra staffing or outside disinfecting services provided.** Again, use at your own risk.

This will be a **trial program** monitored by the management and HOA board; we are evaluating an upgrade to our camera system to assist with that task. However, **there is no intent to police individual resident actions.** If through either direct observation or excessive complaints, unsafe behavior begins to emerge, the HOA reserves the right to modify these policies that have been instituted for the health and safety of everyone at Woodbine.

WOODBINE COMMUNICATION:

Office Hours Starting June 10th:
Monday thru Friday: 10-6 pm

Social Distancing from the Doorway Please!

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

Office Email: woodbinehoa@cableone.net

Website: www.Woodbine-hoa.com



Woodbine State of Economic Affairs

At this time, it seems important to remind homeowners of the **benefit received this year with no dues increase**, and the **enhancement to your condominium investment** that replumbing of our main lines is creating. Ironically, the HOA is now being challenged by an increasing amount of delinquent dues payments. **Temporary closure of the Woodbine amenities to protect against Covid-19 is not a reason to withhold monthly dues or ask for a refund of some kind.**



Non-payment of dues is the worst sin against your HOA because it 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 to 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! Please pay these two dues requirements with separate checks to help keep your personal accounting straight.

OUR TREES... and OUR BUGS



You chose to live at Woodbine in some part because of the beautiful wooded landscape. Along with this outstanding amenity comes constant tree growth and seasonal pests. Your 2020 HOA has a budget including contracts for annual tree trimming. The priority is to keep branches off the roofs and away from gutters. So far this year our staff has removed a first wave of dead branches and cleaning of gutters. Roof clearance measures and thinning of trees will start in late summer and fall with a professional trimming company.



To minimize annoying insects that may damage trees and shrubs as well as invade your home, we have a pest control program with **TruGreen Pest Control** that we instituted a few years ago and seems to be doing a reasonable job with the worst critters. However, during summer months there are hundreds of spider nests and cobwebs that we knock down, as well as wasp nests, only to see them reappear sometimes the next day 😞. **Please feel free to help with this endless task by using your broom or hose around your own environment.**

OUR PATIO RULES AND REGS...



▶ *“Owners and residents shall keep all areas of the premises clean, sanitary, and free from debris and garbage. Each owner shall keep his or her unit in a first-class state of preservation and cleanliness. Litter of any kind, especially cigarette butts, shall not be thrown on the ground.”*

▶ *“Only outdoor furniture, barbecues, potted plants and bicycles may be placed on patios or balconies. Canvas, plastic, or other tarps are prohibited except for custom-made covers for barbecues and other patio furniture. This includes balcony railing screens made of bamboo, wire, etc. or unapproved patio fencing. Excessive outdoor decoration must be removed*

FYI: EXTERIOR PROPERTY MAINTENANCE

▶ While it is generally understood that your HOA dues are used to maintain the exterior of your condo, this is not always the case. Please note the following points from the **Declaration of Condominiums**, available in the Legal Documents section of the Woodbine website.

Section 8.2 *“The Association shall be responsible for the maintenance and repair of exterior surfaces of Building and improvements, but only those as originally constructed by Declarant...”*

Section 8.3 (a) *Patios and porches ... the maintenance, repair, and expenses of the patios shall be the sole responsibility of the individual Owner.”*

Section 8.3 (b) *The air-conditioning units for Units whether they project over or are placed on Common Area ... shall be maintained by the respective Unit Owner.*

It is assumed that prior to purchase of a Woodbine condo that an owner or their real estate agent would read and understand the *CC&R's, Declaration of Condominiums, the Bylaws and Woodbine Rules and Regulations* which contain the legal guidelines to live at Woodbine. These all are on the website and our management can help you retrieve them if needed.

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 prior to beginning 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 may not have to tear up the asphalt in front of A or B, each of which should only have 5 valves to work with. Preliminary work in this area has already begun.



And finally, we have enough data to begin comparing water/sewer bills before and after a building is replumbed; **the 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 HOA website: woodbine-hoa.com

Office Hours: Monday through Friday 10 am - 6 pm **(STARTING AGAIN ON JUNE 10TH)**

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.**