



Fall 2020 Newsletter

An Upcoming Season of Uncertainty...

As the Summer season is quickly ending, we hope you enjoyed the Labor Day weekend before we enter the uncertainty of the lovely Fall in Boise. Uncertainty because the Covid-19 pandemic is stubbornly hanging on at a steady level and the normal flu and cold season is rapidly approaching. Uncertainty because even with the maximum opportunity for outdoors living this summer, we have not been victorious, and the cooler months will bring more people inside to perhaps gather unsafely.

We have done the best we could to prevent and protect against this ugly virus by closing most amenities, establishing grouping policies, favoring ventilation, and asking our staff to adopt safety measures as a high priority.

NOTE: WE WILL BE CLOSING THE POOL IN MID-to-LATE SEPTEMBER WHEN THE WEATHER COOLS AND FALL BREEZES BEGIN TO BLOW. UNFORTUNATELY, UNTIL THE CORONA VIRUS HAS BEEN CONQUERED IN THE TREASURE VALLEY, WE WILL CONTINUE TO ALSO KEEP THE SPA CLOSED BECAUSE SOCIAL DISTANCING IN THAT SMALL SPACE IS NOT PRACTICAL.

As a management company, we adopted a policy to wear a mask when less than 6 feet from individuals, avoid social gatherings, and wash hands several times a day. As a safety measure, we encouraged our maintenance personal not to enter residences when the occupants were home. The same would be for outside vendors who it seems have adopted this practice, like *Cable One* for example.

Sanitizing common areas on a regular basis has been constant and we supplied chemicals and disinfectant wipes for that practice. We also restricted residents from entering the onsite office to meet with the manager. The Covid virus has been a challenge and we must join in with everyone to help defeat it, or at least control the spread if we ever want to return to 'life before covid'.

We encourage everyone to use these basic practices to protect yourself and your neighbor.



WOODBINE COMMUNICATION:

Office Hours

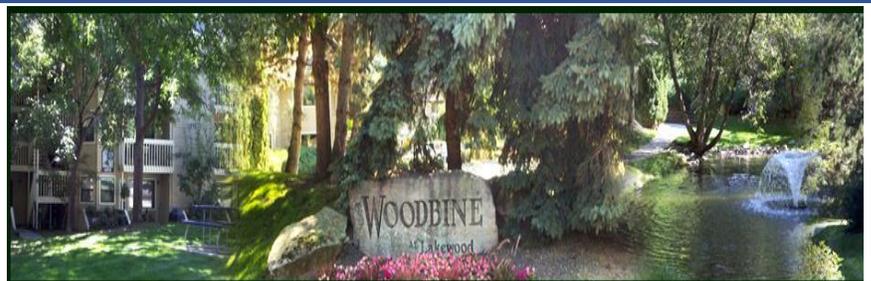
Monday thru Friday: 10-6 pm

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 REPLUMBING UPDATE

If there is a bright light for Woodbine in 2020 so far, it would be the light at the end of the tunnel that we see as our replumbing project is nearing an end. Currently we have completed 12 of the 14 buildings on our project schedule and number 13 (Bldg. E) is now underway. We took advantage of the reasonably mild winter and continued to work without a seasonal break; we now hope to finish building E by the end of September, and then on to the final building C which may be one of the most difficult due to an extra ordinary amount of underground utilities in our path.

This summer has allowed the re-landscaping of most of the areas that were disturbed by digging and replacement of main water lines. This part of the project has been done with in-house labor to preserve our precious funds. We chose an economical large chip bark as ground cover for shrub beds and planted new grass in other accommodating areas. With a vigilant eye out for plant and tree sales, we were able to design reasonably attractive landscape replacements at low cost.

Of course, the purpose of this challenging project was to stop wasting money on constantly patching unpredictable water leaks which also contributed to higher water and sewer bills. We have had no leaks in the newly plumbed areas and are starting to see significantly lower bills for some of our buildings; more definitive results should be seen in the months to come. We recognize that the project has been a disturbance and irritation to some homeowners, however we also hope that everyone realizes the value that has been added to Woodbine and in turn every individual condominium.

Your HOA Insurance Requirements and Practice

Overlook CC&R's require the Association to maintain casualty and liability insurance to protect our property against damages caused by our employees, normal wear and tear, or acts of nature. **This does not mean that the HOA is responsible for damages caused by others including homeowners or guests, outside vendors, or other persons.** Insurance companies often try and subrogate claims back to the HOA coverage rather than pay. Your HOA vigorously resists this practice as it costs the HOA an insurance deductible and generally higher rates upon renewal ... **all of which comes out of your HOA dues! \$\$\$!!!**



REMINDER: Smoke and CO2 Detectors

Last year, the local Fire Marshal evaluated our compliance with current fire codes and advised it is the **homeowner responsibility to maintain smoke alarms and carbon monoxide detectors** inside their condominium. Regarding Carbon Monoxide, a condo that has a fireplace, gas or woodburning, is required to have a CO₂ detector; gas appliances also contribute to fumes. A combo smoke and CO₂ unit qualifies for the requirement.

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

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.**