



WOODBINE AT Lakewood



Fall/Winter 2020 Newsletter 2

Covid Response Update



Here is hoping that your holidays will be merry and 2021 will be brighter than this year has been. The covid virus is still a challenge and Idaho ranks among the highest positivity rates in the nation, prompting the Governor to stay in Phase 2 (Phase 1 is the worst, i.e., complete shutdown), and the Boise mayor has imposed new restrictions. Our major hospitals have cancelled most elective surgeries and some pediatric care has been reduced.

Accordingly, the **Woodbine clubhouse and amenities remain closed** even though we have our manager working onsite behind closed doors. We realize not everyone accepts the severity of the covid problem and there are differences of opinion about opening entertainment venues and schools. Not an easy decision to manage this crisis, but at least there is a vaccine on the horizon, and we would expect to be back to normal by late spring or early summer. Thank you for your understanding and patience.

2021 HOA DUES

In early December, all homeowners received an HOA dues increase that no one wanted, however please remember that **last year there was no dues increase at all**, and we struggled through not implementing any property upgrades other than the replumbing. This year we now see some deferred maintenance that we hope to address; the increase will allow some of the below projects to be considered as funds allow. Also note that as of October 2020 there was a 3% increase in sewer rates that we have no control over, and Suez Water has requested a 22.3% water rate hike, although the Idaho P.U.C. will possibly not agree to the complete request.

Possible upgrade projects for Woodbine may include some aspect of the following: Asphalt repairs, rain gutter and downspout improvements, dead tree removal on hillside, some trash dumpster enclosures reconstruction, removal of dying juniper shrubs in some areas with landscape upgrade, clubhouse interior minor cosmetic upgrades.

COLD WEATHER PRECAUTION



Even though this has been a mild winter so far, we usually get some freezing weather and problems that accompany it. If the temperature dips down into the 20's, it's a good idea to leave some of your faucets dripping just slightly to keep water lines from freezing ... and avoid a costly repair.

YOUR WATER EMERGENCIES...

If you need to turn off your water supply quickly, you will find the shut-off valve **for the bathroom** below the toilet bowl; **for the kitchen** it is inside the cabinet below your sink. For assistance, call your plumber or our emergency maintenance number for advice: **208-440-0443**



WOODBINE COMMUNICATION:

Winter Office Hours:

Monday thru Friday: 9am -5 pm

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

Office Email: woodbinehoa@cableone.net

Website: www.Woodbine-hoa.com





WOODBINE REPLUMBING UPDATE

16 months after breaking ground on the replumbing of the main water lines for 14 of our buildings, we have just completed the last one before winter weather sets in. This has been both administrative and labor intensive as we tried to keep plumbing rate costs down by using in-house personnel where possible. As we progressed, efficiencies and familiarity with the process began to help reduce our costs and the use of hydro-jetting and boring techniques were also beneficial.



There were difficulties and unique challenges with roots, rocks, sidewalks and patios, previously repaired plumbing lines, and trees right in our way. Fortunately, last winter was mild and we were blessed with being able to pretty much work straight through. The entire Woodbine Condominium homeownership has benefitted from the replumbing that was completed because the HOA dues from all homeowners were contributing to the costly repairs for main line leaks wherever they occurred, and now the lower water/sewer costs will also affect property economic operations as a whole. Future condo sales can reference the work done rather than having to disclose that the property has major leak issues.



Our early completion will not be reducing the **actual total plumbing cost**, however since we have completed the job ahead of schedule, we are much sooner saving funds on water and sewer costs as well as administrative costs to manage the replumbing. Having completed the project earlier **will not eliminate the Special Assessment dues** needed over the next years to pay for the replumbing of Woodbine. **Special assessment dues** to pay for the replumbing of our exterior water lines, a program that was analyzed, approved and initiated in 2019, will **remain in effect until the project has been paid for**.

ONCE AGAIN... and still very important! With so many residents trying to minimize their shopping activities, one alternative has been to use online ordering. A by-product of this practice has been additional delivery boxes that challenge our recycle dumpsters, a situation that will surely increase during the holiday season. As a courtesy to others **PLEASE FLATTEN YOUR BOXES** to prevent overflow.



PLEASE BE CONSIDERATE WHEN RECYCLING

FLATTEN YOUR BOXES

ALLOW SPACE FOR OTHERS

THANKS IN ADVANCE

ICE MELT FOR RESIDENTS



Winter is now upon us (barely, so far!) so please remember that in addition to routine snow and ice servicing, your property management also provides **free ice melt** for our residents.

A large bin in front of the office contains gallon baggies filled with ice melt that homeowners can take for personal area use.

WINTER SAFETY ATTENTION

So far, it has been a light winter and our staff has worked to keep the walkways and parking lots clear of ice and snow in a timely manner. When the next storm arrives, please let us know if you notice any areas that seem particularly treacherous that have been missed.

We also spent time last fall, as well as recently, to clean out some of the rain gutters to try and reduce ice dams and dripping onto the sidewalks. Again, if you see an area of dangerous ice melting, please report it or spread some free ice melt on it.



2021 Dryer Vent Cleaning Program



Based on the success of this program over the past few years, 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).

SEASONAL DECORATIONS at WOODBINE

It's that time of year again! When decorating for the holidays, please respect your neighbors. Remember that while you might enjoy elaborate exterior holiday decorations, your next-door neighbors might not feel the same. If your decorations include noisy mechanics or very bright lights, please unplug them at a reasonable hour. Your neighbors thank you, in advance.



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

Winter Office Hours: Monday through Friday 9 am - 5 pm

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.

Woodbine HOA has a 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 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.**

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.