



WOODBINE AT Lakewood



WINTER 2021 Newsletter

2021 ADMINISTRATIVE CHANGES

Dear Woodbine Homeowners ... New year, new president, same Corona virus that continues strong in Idaho and may be mutating ... we are looking forward to late spring and summer for some vaccination relief and back to normal. We are hoping to open Woodbine amenities back up by then, but we will just have to see.

There are some administrative changes that 2021 will usher in for Woodbine that we would like to announce:

1. **Starting with February**, you will no longer have to write 2 checks for your dues, one for the HOA operations and one (\$55) for the Special Assessment needed to pay for the re-plumbing project. Since the re-plumbing is now complete, we can combine the two amounts into one payment and will send you a specific announcement with your new amount. **Please do not assume that the Special Assessment of \$55 will no longer have to be paid, or that it is a dues increase.** Your combined amount will reflect the same as you have been paying in 2021, just combining the two payments into one for convenience.
2. Pro Management, the company that provides Woodbine with administrative services has also been evaluating an accounting program that will allow each homeowner to **log onto their individual payment ledger and review a history of your activity there**, including what you are being charged and what you have paid. Moreover, there may be an **option to pay your dues electronically** with an online service if you like; many homeowners have asked for this in the past. The ability to drop off or mail your dues will still be available, however. This service is being evaluated and as soon as we agree that it will work well for the HOA, we will announce its implementation, hopefully sometime in February 2021.
3. We are expecting this service to be linked to our existing website (www.Woodbine-HOA.com) and upon logging in, you will be able to access your personal portal with a private login code created exclusively for you. The new software program may also allow us to process service requests, address homeowner inquiries, and post any rules violations to a homeowner's individual account.
4. Since your Special Assessment payment has been due **by the 10th of the month**, we will expect the combined payment to be sent to the HOA by that time as well. This allows bill paying and accounting financials to be processed in a timelier manner. **It will be important for those homeowners who have their bank send direct payments to the HOA to be notified of the updated combined payment and due date.**
5. Additionally, we are expecting to be able to **email out monthly billing statements** as a reminder for payment. This will **only be via email** as the cost of processing a postal mailing costs about \$.80 each including postage, paper products and admin time; we do not feel this is a good use of HOA funds for 165 condominiums.

WOODBINE COMMUNICATION:

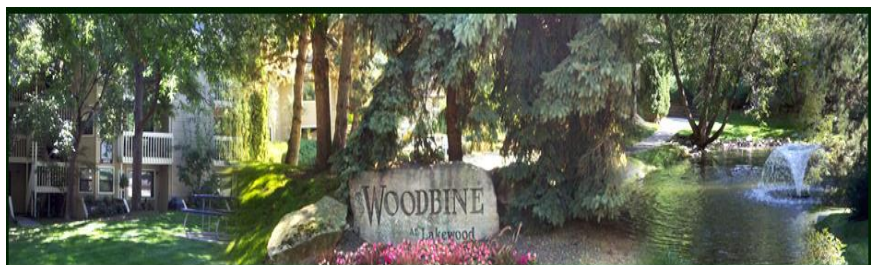
Winter Office Hours: Mon-Fri 9-5pm

Currently Closed to the public for Covid 19

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

Office Email: woodbinehoa@cableone.net

Website: www.Woodbine-hoa.com





WOODBINE REPLUMBING UPDATE

In our last newsletter, we made the following statement: *“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 and refinancing can also reference the work done rather than having to disclose that the property has major leak issues.”*

We have just compiled data from Suez Water that gives reasonably hard numbers to reflect our usage and actual water bills over the past year and are happy to share it with homeowners. Note that there are some anomalies that affect these numbers such as changes in water rates, some buildings not being replumbed (R/T/U), water meter reading practices (estimates that were corrected at a future read like N bldg.), and actual billing dates. But overall, this data presents the big picture of a successful replumbing program.

Building / Address	Size of Building	WATER	WATER		WATER	WATER
		<u>CCF Usage</u>	<u>CCF Usage</u>		<u>Paid Amount</u>	<u>Paid Amount</u>
		Nov 2019 to Jan 2020	Nov 2020 to Jan 2021		Nov 2019 to Jan 2020	Nov 2020 to Jan 2021

CCF = 100 cubic ft = 748 gallons

		CCF	CCF			
A / 3675 Gekeler	10 condos	135	178		\$ 265	\$ 317
B / 3695 Gekeler	11 condos	342	133		\$ 611	\$ 275
C / 3713 Gekeler	14 condos	123	160		\$ 247	\$ 290
D / 3719 Gekeler	14 condos	149	86		\$ 265	\$ 178
E / 3725 Gekeler	10 condos	262	47		\$ 457	\$ 149
F / 3749 Gekeler	11 condos	235	74		\$ 416	\$ 112
G / 3687 Gekeler	11 condos	372	120		\$ 623	\$ 229
H / 3639 Gekeler	7 condos	109	82		\$ 259	\$ 198
I / 3651 Gekeler	11 condos	255	84		\$ 446	\$ 175
J / 3559 Gekeler	10 condos	94	42		\$ 203	\$ 112
K / 3565 Gekeler	8 condos	99	72		\$ 211	\$ 157
L / 3585 Gekeler	4 condos	193	65		\$ 328	\$ 127
M / 3611 Gekeler	4 condos	250	38		\$ 414	\$ 86
N / 3623 Gekeler	4 condos	363	8		\$ 585	\$ (265)
R / 3769 Gekeler	8 condos	109	81		\$ 226	\$ 170
T / 3761 Gekeler	14 condos	172	130		\$ 321	\$ 244
U / 3757 Gekeler	12 condos	71	74		\$ 168	\$ 160

As much a Pro Management would like to put a bow on the Woodbine replumbing project, there is still one more important action to take. Both Suez Water and Boise City Utility billing (sewer) have **Leak Adjustment Credit Programs** that will audit past usage, consider property ownership contributions to fixing leaks (for Woodbine over \$500,000!), and evaluate a credit to individual buildings as they determine. The excess due to water leaks must be over \$150 with demonstrable repair costs, and then Suez will split the overage 50/50 with the property. Boise City Utility billing (sewer) is a bit tougher as they do not want to go back too far in an audit, but **we will apply and pressure the property administrators of both Suez and Boise City** to do what is fair. To be continued

Reminder: 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.

The **Annual Homeowner meeting** for Woodbine is usually scheduled for the last Thursday in February. However, due to the unrelenting covid pandemic, **we are not inclined to schedule a large group meeting in the clubhouse** which would certainly exceed 10 people, our current **Idaho Rebounds Stage 2** status. Maybe, just maybe, if in the early summer we are still under restrictive conditions, a meeting outside by the pool with enforced social distancing and masks could be considered. Again, we will just have to see. In the meantime, we will try to keep everyone who wants to be engaged contacted by email, bulletin board postings and community mailbox inserts. We are in this together. **Let's be safe and be well.**

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~~ **Currently closed to public traffic due to Covid 19.**

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. Note: no currently scheduled public board meetings.**

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.