



# WOODBINE AT Lakewood



## Summer 2021 Newsletter

### Yep... it's HOT!!!

Along with this unseasonably hot weather that no one predicted or can control, there are numerous side effects that are showing up at Woodbine. **Extreme heat** reduces the chlorine in the pool/spa quicker causing less clarity in the water, accelerates the growth of algae in the ponds, and encourages the hatching of pests like elm seed bugs, spider mites, wasps and many varieties of garden critters. These and other insects are naturally a part of living in a wooded environment, and when it gets this **HOT**, outbreaks are especially intense. Elm seed bugs for example just want to get out of the heat and then try to invade your home.

**We do have a pest control program (TruGreen)** and have requested additional treatments. However, the best bug defense is to **bug-proof your own home** as much as possible, as soon as possible, which also is an investment in future "winterizing": **(1)** add weather-strip and thresholds around door cracks, caulk around windows, repair torn screens **(2)** use a shop vac to physically remove bugs; put a few inches of soapy water in the vac canister to drown captured bugs **(3)** deploy commercial sticky traps around windowsills **(4)** use interior pesticides sparingly, if at all; *diatomaceous earth* is a less-toxic alternative to spread around the outside of doors, windows, and patios. Or baking soda. **(5)** Understand that as distasteful as bugs are, the HOA cannot control the situation in every condo – **homeowner self-sufficiency is needed**.



### SUMMER WASPS AND SPIDER WEBS



The **pest control program** we instituted many years ago seems to have done a reasonable job with the worst insects. However, during **HOT** summer months there are hundreds of spider nests and cobwebs **that we knock down, only to see them reappear often the next day. Please feel free to help with this endless task by using your broom or hose around your own environment.**



Another challenge in the summer are wasp nests, that **we try to spray and dislodge. HEAT** brings these insects out, but as it cools down their breeding habits slowdown, and of course we never see them in the winter months.

### TRUGREEN COMMERCIAL RECENT PEST CONTROL TREATMENTS

- 4/26/21 and 6/25/21:** Spider and insect barrier around the perimeters of all building exteriors
- 4/30/21:** Systemic drench (roots) on 90% of trees
- 6/03/21:** Topical leaf spray on 90% of the trees

### OUR TREES... and OUR COMMUNITY



You chose to live at **Woodbine** in some part because of the beautiful, wooded landscape. Along with this outstanding amenity comes constant tree growth.

Your **2021** HOA has a budget for annual tree trimming and the priority is to keep branches off the roofs and away from gutters. So far this year our staff has removed a wave of dead branches and cleared some gutters. More work on this will resume in late summer into fall with our professional trimming company.

### WOODBINE COMMUNICATION:

**NEW Office Hours starting in August:**

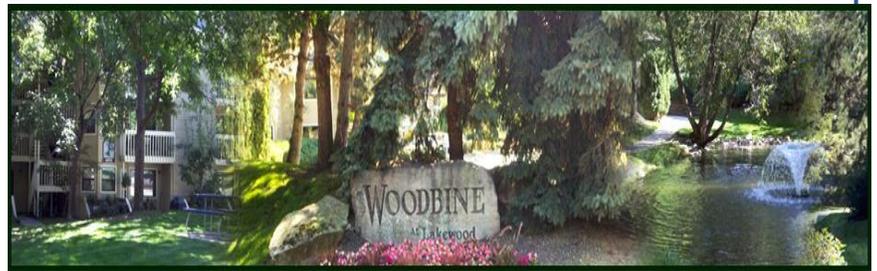
**Monday / Wednesday / Friday – 9am-2:30pm**

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

**Emergencies only: (208) 440-0443**

Office Email: [woodbinehoa@cableone.net](mailto:woodbinehoa@cableone.net)

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



## WOODBINE PATIO APPEARANCE RULES

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

▶ “Trees, shrubs, or other vegetation shall not be removed from any common areas or limited common areas. All potted plants or furniture on patios or limited common areas shall be placed so they do not interfere with lawn or snow removal equipment.”

### PET RULES ... (again!)



“No animal, other than common household pets (not to exceed two), shall be kept or maintained in any unit. Common household pets are limited to dogs, cats, birds, hamsters, fish, and turtles. Animals shall not be kept, bred, or maintained for commercial purposes.”

“All animals will be kept clean, quiet, and controlled. **Each homeowner or tenant is responsible for promptly cleaning up after his or her own animal.**”

“All animals are to be confined to residents’ unit, balcony or patio and are not permitted outside unless on a leash. No animals may be kept chained outside the unit.”

## 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 or not 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. Again, these all are on the website and the management office can help you retrieve them if you need assistance.

### Outside Vendors hired by you...

Occasionally there is an issue associated with your condominium that needs repair, and it may (or may not) be determined to be HOA responsibility. **We have preferred vendors with discount rates.** Only vendors that are **approved prior** to any service will be reimbursed if it is even deemed appropriate. Contact the HOA first.



Hey... has everyone realized that we have **not had any major exterior plumbing leaks this year** from the main lines that were replaced in 2019-2020 ?? Moreover, our **water and sewer bills** for the first half of 2021 are **noticeably lower** as is the time maintenance staff spends on leak repairs. More budget money for other community projects (like saving to restore our asphalt – maybe next year). And we are pleased to see that almost all the landscape restoration that was required after the pipe and valve replacement are now flourishing quite well.

The mainline plumbing replacement was a significant challenge over a couple of years of planning and implementation and the results are now being seen. This project has certainly enhanced the value of condos at Woodbine for buyers and sellers and should easily offset some of your Special Assessment pocketbook pain. Difficult project, but well worth it.



## IMPORTANT REPEAT MESSAGE:

At the beginning of this year, we consolidated your HOA dues and the plumbing Special Assessment into **one simple payment**. Then we attempted to modernize the processing of your HOA dues payments to include the ability to receive a monthly statement, view your personal payment ledger, and to pay your dues online if you chose to do so. This digital approach, which is like the payment processing system used by utility companies, credit card services, etc., was not embraced by enough homeowners and **as of June 18<sup>th</sup> we discontinued using this software** and the services of the accounting department that supported it.



Finally, we want to remind homeowners to pay their dues on-time. Note that **per the CC&R's for Woodbine HOA, Section 9.4: Notice of Annual Assessments, Time for Payment, Interest and Penalties. Annual assessments shall be made on an annual basis, but shall be paid monthly or at such other intervals as the Board of directors may direct... Such assessments shall be due and payable in equal monthly installments on the first day of each month.** Some homeowners may be confusing the assessment of a late fee at the end of the month with the actual dues due date.

## 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)

**NEW\*\* Office Hours starting August 2021: Monday / Wednesday / Friday – 9am-2:30pm**

**\*\* NOTE: Now that our replumbing project is completed, we think the budget for Office Management hours can be reduced on a trial basis. This will allow HOA dues to be spent on other property projects, however this decision can be modified if additional hours are needed again.**

### Mailbox Key Information:

Main US Post Office - 770 South 13<sup>th</sup> Street, Boise ID 83708  
(208) 433-4351 hours: 7:30 am – 5:30 pm

**WOODBINE VOLUNTEER BOARD OF DIRECTORS:** Most every Woodbine administrative issue can be handled by contacting the **onsite office manager** 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 volunteer 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 volunteer Board at [WoodbineHOABoard@gmail.com](mailto:WoodbineHOABoard@gmail.com)
2. Prepare a **written comment**, complaint, or inquiry with appropriate documentation if necessary, 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 through the office so that you may be given time on the agenda. Please include your topic for presentation or discussion. It is important and courteous not to just show up at this business meeting. HOA Board meetings are **scheduled quarterly on the last Thursday of February / May / August / November, 6:30 at the clubhouse**. However, these dates change occasionally due to circumstance. Please contact the office to confirm dates with your request to attend.

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.