



# WOODBINE AT Lakewood



## Fall 2021 Newsletter

### Season's Greetings

We hope that all residents of Woodbine had an enjoyable Thanksgiving and are ready for the holidays to come. A few reminders:

1. As the weather gets colder and precipitation will be coming in various forms, we will again be **supplying free ice melt in one-gallon baggies** for homeowner use. It will be stocked in the **blue plastic bin** outside the office. Please only take 1 bag at a time and only use for emergency ice puddles that present a safety issue.
2. This is a festive time of the year and one that invites holiday decorations. Please be considerate of your neighbors and avoid **excessive outdoor decoration**. This concept is in the Woodbine Rules and Regulations and is considered by the HOA Board as including, but not limited to **fixed signage, banners, or flags which display a political, seasonal, sporting, environmental, religious, commercial/advertising, or a personal message, etc.** The exception, and by law, is the American flag with a size of 2'x4'. **Unapproved decorations may include, but not be limited to, considerable extra lighting (especially blinking or flashing), excessive ornaments either on the ground or hanging, any décor that creates sound or any kind of motion, or any display that the HOA Board determines is offensive or violates the peaceful enjoyment of Woodbine for all homeowners. These same guidelines apply to interior windows facing the Woodbine common area.**
3. For **parking spaces adjacent to the sidewalk**, please be alert not to have your vehicle cross over onto the walkway so that when it is necessary to use a snow blower or apply ice melt, we have a clear path and do not risk damage to your personal property.
4. Even though we have had relatively mild weather so far, usually our winter gets some temperatures below freezing and problems that accompany it. If **temperatures dip 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 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 **\$20 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 \$20 check payable to DaVine Air**; the check 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 in December).

#### WOODBINE COMMUNICATION:

Office Hours:

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

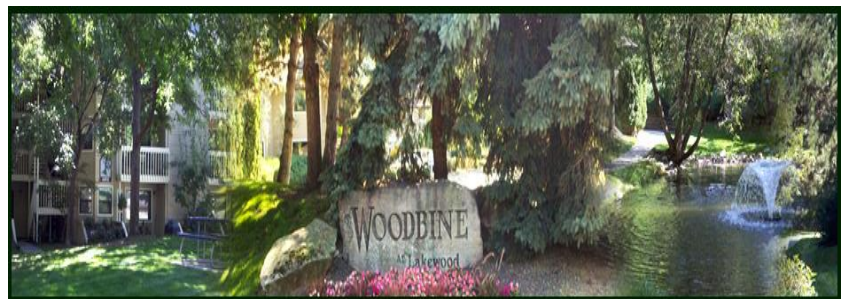
Phone: (208) 440-0132 Fax: (208) 514-0438

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

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

[woodbine3601@Outlook.com](mailto:woodbine3601@Outlook.com)

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





## Exit Sparklite Bulk ~~Cable TV Service~~ ...

## Enter Sparklite Bulk High Speed Internet Service

As we have been informing Woodbine homeowners over the past few months, Sparklite cancelled our bulk cable TV contract effective the end of this year. However, they offered a bulk high speed internet service instead at \$23.30 per month, and the HOA Board agreed to that plan. Based on the positive feedback received from homeowners, and the fact that 95 homeowners (58%) already have internet service at a higher rate from **Sparklite**, Woodbine will now **convert our bulk cable TV contract into a bulk high speed internet service.**

**PLEASE UNDERSTAND THAT BULK MEANS EVERY CONDOMINIUM WILL HAVE ACCESS TO AND PAY FOR THIS HIGH-SPEED INTERNET SERVICE AND THE COST OF IT WILL BE PART OF YOUR MONTHLY DUES BY SIMPLY REPLACING YOUR CURRENT BULK CABLE TV DUES. The HOA Board feels that this action produces the greatest good for the greatest number of homeowners.**

### To repeat some specifics on this program:

- **Sparklight** will install one Wi-Fi enabled modem in each of our units (in place of the cable TV box)
- Each unit will then have **100Mbps (high speed) internet service with unlimited data.**
- Homeowners will then **purchase whatever video entertainment/information service they desire** through a personal account with a service such as *Netflix, Hulu, Sparklite TV, Paramount, Prime TV, Apple TV* etc., etc. There are a wide range of online video services that include local TV channels, and the costs vary according to the content you choose.

To research various streaming services, just Google "TV entertainment streaming services" or try: <https://www.usnews.com/360-reviews/streaming-services/best-live-streaming-tv>

- **OR... HOMEOWNERS CAN CHOOSE NOT TO PAY FOR AN ENTERTAINMENT SERVICE AT ALL AND JUST USE THE HIGH-SPEED INTERNET AT THE MUCH-REDUCED SPARKLITE BULK RATE (\$23.30/month)**

Below are some **questions** that have been submitted to Sparklite and **their answers**:

1. Will we be able to have this in place by January 1, 2022? **YES, SOMETIME BETWEEN NOW AND THEN (BARRING ANY UNFORESEEN WEATHER OR NATURAL DISASTERS)**
2. Will Sparklite come out, pick up the cable boxes we have now and replace them with the new modems? **YES**
3. We assume Sparklite will **install** the modems, not just drop them off. Please confirm. **YES**
4. We also assume appointments for the installation will be necessary for efficiency, correct? The last time we installed the digital cable boxes we had a choice of 2 days in a row and assigned each building one of those days and either a morning or afternoon appointment. If necessary, can we switch days or times. **YES, BETWEEN THE 2 DAYS AND TIMES. CONTACT THE OFFICE AFTER YOU RECEIVE YOUR ASSIGNED APPOINTMENT.**
5. How long will the cable box pick up and modem installation take per unit – approximately? **15 MINUTES IS A SOLID ESTIMATE BUT SINCE WE DON'T KNOW HOW THE LOCAL MANAGEMENT ALLOCATES THEIR PERSONNEL, WE COULDN'T GUARANTEE THIS.**

6. If we go to Wi-Fi TV service only, will there be enough capacity all the time for all the units to share without interruptions or buffering or not being able to connect? **WITH A MODEM IN EVERY UNIT, THEY WILL EACH HAVE 100 mbps SERVICE. It should work beautifully.**
7. Is the modem DSL, a phone jack plug-in? **NO. THE EXISTING CABLE LINE WILL PLUG INTO THE MODEM INSTEAD OF INTO THE CABLE BOX**
8. How would we get **technical support?** (208-375-8288 or 877-692-2253). Last time they were not able to tell I had a box hooked up at my unit or verify the serial number on the box. The tech was only able to see that there was a general account for the complex and not per unit to verify. **THIS SETUP WILL ALLOW US TO SERVICE THE MODEM ITSELF WHEN A CUSTOMER CALLS IN. WE COULD NOT DO THAT WITH CABLE BOXES.**
9. Can you clarify how Sparklight defines "**unlimited data**" and any fine print for data consumption? **THE ONLY "FINE PRINT" IS THAT ONCE A USER GOES PAST 5 TERRABYTES OF DATA, THEIR USAGE WILL BE THROTTLED (slowed down)... 5 TERRABYTES IS AN ENORMOUS AMOUNT OF DATA**
10. Would there be any option to increase the internet speed per unit and pay the difference? 100Mbps may be "high speed" but it is Sparklite's lowest tier for residential and perhaps misleading since up to 10 users can share a single "port." **IF A RESIDENT WANTS MORE SPEED, THEY'LL PAY THE FULL RETAIL PRICE, THERE IS NO WAY TO APPLY THE AMOUNT THE HOA PAYS TO THE INDIVIDUAL'S ACCOUNT**
11. Which modem/router models will they be providing? Are we able to use our own modems to save some cost on rentals? **THE COST FOR THE MODEM IS INCLUDED AND THERE IS NO REDUCTION FOR USING ONE'S OWN EQUIPMENT. THE MODEM IS WIFI ENABLED; THE BRAND IS NOT YET SELECTED.**
12. How will Sparklight handle users who may negatively take advantage of this i.e., someone pirating movies and/or downloading an unreasonable amount of content? I would hope only that unit would be responsible and does not impact or jeopardize everyone else on the account. **SINCE WE ARE PROVIDING AN UNLIMITED DATA PLAN, THERE SHOULDN'T BE ANY ISSUES WITH THIS. BUT SINCE EACH MODEM IS TIED TO A SPECIFIC UNIT, ANY UNFORESEEN ISSUE COULD BE ADDRESSED WITH THAT UNIT OWNER.**

### **NEW EMAIL ADDRESS FOR WOODBINE!**

Well, not only is Sparklite/Cable One discontinuing bulk cable TV service in our area, but also cancelling their email service as of 12/31/21. This is disappointing with all the work we need to do to inform everyone who has our current email ([woodbinehoa@cableone.net](mailto:woodbinehoa@cableone.net)) but we are starting the process now. The **NEW EMAIL ADDRESS FOR WOODBINE WILL BE** [woodbine3601@Outlook.com](mailto:woodbine3601@Outlook.com) and every email we receive on the Cable One service will be notified of the new address; as well we will reach out to everyone we know who has the old address.

***PRO MANAGEMENT***

***PRO MAINTENANCE***

## **UNFORTUNATE BUT NECESSARY**

After over 9 years of service for Woodbine, personal employee circumstances have now created a difficult decision for **Pro Management LLC.** to transition the onsite management of the HOA to **Idaho Association Management Services (IAMS).** The choice of this professional company is the result of 5 invitations to bid, 3 phone interviews, and 2 in person interviews to identify the best fit for Woodbine. An introduction meeting will be held in January.

The current office manager, Sherry Cooley, has also chosen to retire from her position at the end of December when IAMS will assume complete responsibility. However, **Pro Maintenance**, which has performed property maintenance all these years, will remain in place as the preferred vendor to perform the tasks required and directed by IAMS. This arrangement will allow smooth continuity for property operations.

The staff of Pro Management will continue to fully engage in this transition and remain a professional resource to assist with the future management of Woodbine HOA as requested. We wish all the occupants of this special property the happiest of holidays and a prosperous new year.

**Have you visited YOUR WEBSITE? We find that many homeowners have not!**

## **WOODBINE-HOA.COM**

The **Woodbine website** gives homeowners access to pertinent information including:

- **Basic Property Data and Maps**
- **Minutes of Board Meetings**
- **Special Informative Announcements**
- **Quarterly Property Newsletters**
- **Insurance Policies**
- **Legal Documents for the HOA**
- **Monthly Financial Statements**
- **Quarterly Financial Narratives**
- **The Annual Budget**
- **Current Homeowner Rules and Regulations**

You can **refer your lender or real estate professional to the site** for info they might need to serve you.

### **WOODBINE CONDOMINIUMS PROPERTY INFORMATION**

**Office Address:**

Woodbine HOA  
3601 Gekeler Lane  
Boise, ID 83706

**Property Management: (as of 1/1/22)**

Idaho Association Management Services  
1123 12<sup>th</sup> Avenue Rd. #423  
Nampa, Idaho 83686

**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 email: [woodbine3601@Outlook.com](mailto:woodbine3601@Outlook.com)**

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

**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. **And be sure you have a copy of the Rules and Regulations** for Woodbine and pass them on to your renters as appropriate. These are occasionally updated and are posted on the website or can be obtained from the office. Any revisions are emailed to homeowners as well.