



April 1, 2013

Dear Woodbine Homeowners,

Just a quick update on the progress and projects at Woodbine Condominiums:

First of all there was a suggestion at the annual homeowner meeting to provide monthly coupons to track payment of HOA dues. Another idea was to send electronic billing statements by e-mail. We would like to accommodate those of you who would find this helpful in order to make timely payments. These coupons or statements will have to be individually produced for each owner for each month (and each year thereafter) requiring distinct administrative time and cost.

However since a majority of people just have an automatic payment sent to Woodbine from their bank each month, we would like to identify those homeowners who would like coupons – or alternatively a monthly electronic billing statement. Please contact Katy at the Woodbine office if one of these options would help with paying your monthly HOA due: 440-0132 / [woodbine@spro.net](mailto:woodbine@spro.net).

**Capital Improvement Projects:** During 2013 we completed upgrading the **building signage** (\$4424), cleaned the drain **gutters** that we could reach (\$501), continued to work on **sidewalk** trip and falls hazards as well as **drainage** issues (\$2637), prepared the **spa** for restoration (\$2558) and trimmed the **trees** off the roofs and away from the buildings (\$2400). In March we cleaned out the **dryer vents** (\$3476 at \$22 per vent).

Regarding the **spa**, we have decided on *Pool Doctor, Inc.* for the repair, the best of the 3 bids we worked with. Work is to start April 19<sup>th</sup> and be completed before April 30<sup>th</sup> which will include new plaster and equipment tune up for \$3750. Adding the \$2558 we have already spent on finding and fixing the leak, the cost to restore the spa will be about \$7000 and should include getting a **spa cover** to keep the heat in and thus utility costs down. We also expect to open the pool in early May and maintain it through September.

We have now drained the **ponds** and begun analyzing what is needed to clean and restore them to proper functioning and appeal; 8 years of muck down there, 2-3 feet deep. We are now in discussion with professional pond companies to give us bids and insight on what is needed; after several opinions we will determine if it is best and/or cheaper to engage an outside company, or whether we can handle all or part of the project with our maintenance staff. We need to finish the job before the summer irrigation water is turned on in mid-April.

Per a recent Board meeting, new **blinds** for the clubhouse have been ordered – 2” vinyl that was requested. We are analyzing bids on trimming the huge **sycamore tree** by C building that has several dead or dying branches. We are also pleased with the work so far of the **new landscape company** that has been in place since the beginning of March.

We have discovered that not all buildings have **gutter covers** to keep leaves and debris out and are preparing to install these covers on buildings R, T, and U. This project will be in conjunction with **gutter cleaning** for all third floor units (we have done most of the lower floors with in-house labor) that will require an outside service to complete. Now that the winter has passed this project should be finished in late April or early May after the spa and pond projects are complete.

There are some other projects on our radar for this late spring and summer including some **carport repairs**, painting and restoration of **stairways** and **landscape berms**, some additional **drainage improvements** to the walkways, and improvement to some fences and **trash enclosures**. Much progress has been made these past months and we realize that different homeowners are interested in different projects but not all of them can be done at once; accordingly we will continue to prioritize the restoration of Woodbine according to health and safety issues, weather related issues and then cosmetic projects.

Regards,  
Your Woodbine HOA Management Team