

January 28, 2013

Dear Woodbine Homeowners,

Attached are several documents that are important to you, your guests and renters at Woodbine Condominiums. PLEASE ACKNOWLEDGE THAT YOU RECEIVED THIS COMMUNICATION.

1. In 2004 the HOA Board developed a set of **Rules and Regulations** to maintain the appearance, usage and community relationships within Woodbine. In January 2013 these Rules and Regulations were reviewed and updated by the current Board and property management. The majority of updates were to correct spelling, grammar, duplication and re-organization of the 2004 Rule; however there are a few additions and subtractions as well. Please become familiar with these policies and pass them on to your guests and renters immediately as you are responsible for their behavior as well.
2. Also in 2004 there was developed a **Policy for Violations of the Rules and Regulations, the CC&R's and the Use Restrictions** for Woodbine. In December 2012 this document was also updated to correct spelling, grammar, duplication and it was organized for clearer communication purposes. A copy of this document is also attached here as well as relevant sections of the CC&R's and relevant sections of the Condo Declaration as they pertain to Woodbine property restrictions, usage and behavior. Again it is important that you become familiar with these guidelines and comply with such.
3. We are attaching the **minutes of the January 15, 2013 HOA Board meeting**. Please again be advised that the **Annual Homeowner Meeting** for Woodbine is scheduled for **Thursday, February 28th at 6:30 pm in the clubhouse**. An agenda and proxy ballot will be forthcoming; if you have any issues you wish to be discussed at the meeting please submit them for consideration as soon as possible. The ballot will include election of some Board Members and a vote on what to do about the spa.
4. We need your help! It appears that someone in our Woodbine community is not picking up after their sizable dog. This is evidenced by the 15-20 similar piles of dog droppings at the north corner of building A (3675 Gekeler) right next to the property directory sign. This seems to be a night time activity and we have not been able to identify the culprit who clearly has no respect for the greater community. If you are that person, please stop and clean up the mess; if you absolutely know (not just think you know) who is that person, please inform the office so we can address the situation directly.

Regards,

Your Woodbine HOA management staff