

July 21, 2013



Dear Woodbine Homeowners,

This is an update of maintenance and management activities for Woodbine Condominiums. As always we will try to keep you abreast of issues that concern you and your investment in the property.

1. We have just arranged for **dues payment using a credit card** with the well-established **PayPal** system. With a few simple steps, which include contacting the management office, homeowners who so desire can now make a payment to Woodbine using your credit or debit card. The system will be active this week.

2. As many of you have noticed we now have completed many renovation projects for Woodbine that have enhanced health and safety (sidewalks, tree limbs, dryer vent cleaning, etc.) , upgraded various amenities (spa, clubhouse, laundry, etc.) and improved property cosmetics (new signage, landscape, ponds, etc.) Among other projects we are now focusing mainly on the restoration of wooden landscape berms and stairs.

The next significant project is repairs, seal coating and striping to the asphalt. We have consulted with and received bids from 4 different companies and have narrowed it down to our first choice – *Inline Asphalt* - with whom we have worked with on other properties. We are now in the process of refining the contract. We are recommending a 2-coat process with a proven material (*IntegraSeal*). With asphalt patching included we expect the cost to be in the \$25,000 range; this money will come out of the Woodbine Reserve Account which has been saving for just such a major expense.

Soon we will finalize a timetable which appears now to be **August 5-9** and it will be done in sections to minimize the impact on residents and parking – no easy task. We will give ample notice and hopefully not be required to tow any autos which are non-compliant. Please be alert for future notifications about this property improvement especially which days you will not be able to park in your normal place – probably 2 days in a row. Also know that this schedule is weather contingent and if a rain storm decides to descend upon Woodbine this week, well we just need to be flexible. Anyone have a direct line to the weather gods???

Also we ask that all residents be tolerant of their fellow homeowners who will need to park in another location during this week. There are only so many “open” parking places and your favorite or assigned place may get taken by another. This is not to say we are going to have a free-for-all or first-come-first served practice during the asphalt repair week. We will do our best to coordinate various property locations and different sides of the driveway to be serviced in an orderly manner; and **we really do not want to tow any vehicles** but will if necessary to complete the job.

3. Regarding pest control needless to say it has not been an easy task in dealing with types of insects in different locations and trying to please the individual wishes of many homeowners. Our current pest control contract included an initial complete property spraying at ground level for a myriad of bug species. Then each month 6 complete buildings will be treated again as well as any reported hot spots of pest activity – swarms, nests, infestations, etc. **Please report any significant pest locations or outbreaks to the management office so these can be scheduled for treatment asap.**

Billbug (kills grass) spraying is also included in the overall price as was a mosquito treatment to the pond areas. GemTek is offering **interior spraying** to homeowners of Woodbine at a bulk rate of \$55 (vs. the normal \$89 rate) and are willing to come onsite for interiors either during their regular monthly visit (last Thursday of the month) or anytime 5 homeowner request are submitted.

So far we have approached the task from the ground up except for a small amount of in-house aphid spraying on a few trees. Currently we are in the process of evaluating the spraying of whole trees which is a much more involved process with a potential for pesticide being blown about and possibly landing on buildings, decks or patios, the ponds, pets and people. Tree spraying requires a special license and not just any ground pest control company can spray trees.

The best approach for trees is to apply a systemic chemical to the roots of trees in the spring which affects many but not all insects. For example we are told that the elm leaf beetle that has been recently prevalent on the property is new to the USA and may not be treatable systemically. Further research is being done on this. However as part of the current pest control contract with GemTek, systemic chemical treatment for the trees will be included next spring; the previous management did not pass on a pest control contract or program so we are starting from scratch.

There are over a hundred trees and to spray them all is cost prohibited and seemingly unnecessary. What we are currently doing is trying to assess which trees might need spraying, when, and for which insects and then negotiate a reasonable contract to do so. Woodbine Condominiums is a community that was chosen by most homeowners due to the wooded environment and mature landscape. Controlling all pests on the ground and in the trees is a significant challenge and needs a balance between homeowner discomfort and treatment costs. We'll keep you informed.

Below is a history of the activity on this issue so far this year:

Pest Control Log – Woodbine Condominiums

Date	Activity	Location
06-13-13	Pro Maintenance (Norm) sprayed 10+ trees for aphids	I building area
06-20/21-13	Pro Maintenance (Mike) sprayed around buildings for ants, spiders etc.	Entire property
06-27/28-13	Pro Maintenance (Mike) sprayed around buildings for ants, spiders etc.	Entire property
07-02/03-13	GemTek Pest Company sprayed with commercial chemicals	Entire property & hillside
07-09-13	Property Inspection by Pro Management staff – evaluation of results	
07-10-13	Pro Maintenance (David) sprayed for ants	M building area
07-11-13	Property Inspection by 3 Pro Management staff and 3 GemTek employees	
07-12-13	Ada County Mosquito Abatement sprayed for mosquitos	Pond areas
07-16-13	GemTek sprayed for ants and elm leaf beetle	Building L M N areas
07-16-13	GemTek sprayed 7 unit interiors for homeowners	various
07-22-13	Senske Tree Pest Service to evaluate and propose tree servicing	
07-25-13	GemTek scheduled to treat 4 unit interiors for homeowners	
08-01-13	GemTek scheduled to exteriors of 6 buildings + noted hotspots of pests	Buildings R-T-U & D-E-F
08-08-13	GemTek scheduled to treat 3 unit interiors for homeowners	

As always we look forward to continued progress at Woodbine.

Sincerely,
Your Pro Management Staff

Office Hours: Monday 10 am – 6 pm / Tuesday through Friday 10 am-2 pm

Office Phone: (208) 440-0132

Emergency only: (208) 440-0443

e-mail: woodbine@spro.net

HOA website: woodbine-hoa.com