



October 3, 2013

Dear Woodbine Homeowners,

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

1. **Let there be bubbles...** for those of you who use the spa and found it lacking in gusto. We have now installed a booster motor to generate a more active air flow and create a more relaxing spa experience. Last summer we located and fixed the leak that had the Jacuzzi down for over a year and applied a re-plaster coat to the aging unit. Subsequently we discovered numerous mechanical issues with the operation of the spa and one by one have addressed them, including the purchase of a professional cover. Please note that the pool is scheduled for closing in a few days and will be covered, but we will keep the spa open a bit longer into the fall.
2. **Restoration Summary:** Attached to this communication is the latest summary of all the rehab projects that have been undertaken over the past year under the supervision of Pro Management and at the direction of your HOA Board. Note that to date we have spent **\$76,785** on health and safety issues, physical repairs, and cosmetic upgrades. These funds came from several sources including
  - i. the small dues increase for 2013 (*increases ranged from \$5.63 to \$11.58 with the majority of homeowners receiving about \$7.00 per month.*)
  - ii. the collection of over \$37,000 of delinquent dues from previous months and years
  - iii. the reduction in various service contracts including cable TV and landscape (\$25,000 less than previous vendor), and the elimination of other outside contractors
3. Many of these projects have added value to your ownership at Woodbine, not just in quality of living but in the fact that your unit(s) will now appraise for a higher value if you want to refinance or sell at some time. At the same time, just a year ago the **HOA Reserve Account** was at \$61,847; today we have **\$75,868** with another \$3534 being deposited each month into the account (15% of dues).
4. **Future Projects:** (1) the completion of the re-routing of some downspouts and drainage channels to effect the water flow on some walkways, thus reducing the events of icy sidewalks this winter (already in the current budget) (2) the painting of the trim on all buildings where needed (currently getting bids for possible work in 2014) (3) preservation and enhancement of the trees and landscape at Woodbine.

Being that the mature trees and abundance of landscape is one of the defining features of Woodbine and a reason that many homeowners chose to live or invest in the property, we have begun an extensive evaluation and planning process for this endeavor. Attached is a summary of one of the first steps to develop a **Master Landscape Plan for Woodbine**; we are open to and encourage input on the process. Additionally we are beginning the 2014 budget development and are also interested in other owner contributions and suggestions.

5. **HOA Dues Communication:** Currently we have been sending 3 different notices to homeowners: (1) a **Courtesy Reminder** during the last week of the month to those from whom we have not yet received current dues (2) a **Delinquency Notice** during the first week of each month to those who exceed the 30-day time period to pay current dues; an 18% late charge is identified in this notice (3) during the second week of the month we have been sending copies of **Homeowner Payment Ledgers** to everyone. This has been done at the request of some and yet others have now requested we discontinue the e-mail to them; please provide us with your preference so that we might make a decision on continuing (or not) this bulk e-mail procedure.