



August 14, 2014

Dear Woodbine Homeowners,

We would like to share some information with you at this mid-summer date in order to update you all on some of the issues and progress at Woodbine Condominiums.

### **1. Communication**

Occasionally we get a request from a homeowner who wants to speak directly with a Woodbine HOA Board member about an issue they feel is most important to them or that has not been handled the particular way that the homeowner would prefer. Please be advised that Pro Management has been hired to address most of concerns of our owners and renters; however if it is a serious matter we will be sure that the Board is apprised of the situation. Regarding the spending of HOA dues every expenditure is prior approved by the Board either through the annual budget or a decision made at the regular Board meetings.

The process that was set up 2 years ago under the HOA Board at that time and the process that subsequent Boards have requested is that communication that needs more attention than our onsite management personnel can handle should be put in writing. This way there is no miscommunication of the purpose and intent of the homeowner's request or inquiry. Again, **any communication to the HOA Board is best presented in writing.**

Regarding open Board meetings again none of the prior or current Boards felt that such would be productive in the 2-3 hours of meeting time available to discuss various matters and make decisions. These are volunteer positions trying to serve the interests of 163 condominiums with a wide variety of ownership agendas and we have been asked to help make the process efficient and productive. This is not an approach to keep information from the homeowners. We have a website that posts all of the minutes from the Board meetings as well as many other updates and important announcements that are e-mailed to homeowners.

Pro Management is now working with a third HOA Board of Directors and there have been elections at each Annual Meeting to fill these volunteer positions. **The members of every one of these Boards have requested not to have their personal information made directly available to all homeowners or renters.** As employees of the HOA we have respected this request and been advised that anyone who wants to be actively involved in the management matters of Woodbine has the opportunity to volunteer to be on the Board or a committee.

### **2. New Website Postings**

In the past month Pro Management has taken the time to locate and copy dozens of **HOA Board meeting minutes from many years ago** and now these are posted to the website (woodbine-hoa.com). These postings now include minutes back as far as 2006.

Additionally in May of 2014 there was a presentation by the **HOA Finance Committee** (Connie Mitchell as spokeswoman) regarding some concerns and suggestions about the financial operations of the property. After extensive review and analysis of the 3-page handout at this meeting, the HOA Board in June 2014 submitted a 9-page response to query, implement and clarify every one of the points presented by the Finance Committee. As of this date we have had no response or reply from the Finance Committee and accordingly in the interest of transparency have decided to post both the inquiry and the reply on the website.

### **3. Woodbine Apartments Sale Rumors**

In July of this year there was a proposal from a potential investor to purchase all of the Woodbine Apartments (66 units) from the current owners (Woodbine Investors LLC, managed by Tomlinson & Associates). Several meetings were held on this potential and the HOA Board had no objection to new ownership of the apartment side of the Woodbine property as long as none of the benefits to the Woodbine Condominium homeowners would be impaired. Unfortunately the timing of this transaction did not allow it to be completed.

The potential new owners had no intention of converting the apartments to condominiums as currently may be the intention and right of the current ownership. There could be a benefit to the Woodbine HOA for such a sale to be completed in that if and when these two phases of the Woodbine subdivision (currently apartments) are annexed to the Woodbine Condominiums there are some potential maintenance issues that will be inherited.

We have been told by the sales broker that there may be another potential buyer and the main issue to work out would be the sharing of clubhouses and amenities on both ends of the Woodbine property. We will just wait and see but the Board felt it would be important to clarify this situation before rumor turned into inaccurate information.

### **4. Irrigation Separation for R/T/U Buildings**

During the above potential sale negotiations one of the discussions was to attempt a physical separation of the two properties as much as possible. An easy action to accomplish in this vein was to remove the irrigation system that had been servicing the R/T/U buildings from the large pond on the corner of Bergeson and Gekeler and re-attach it the pond that services the rest of the Woodbine Condominiums. We had started this process before the above sale was cancelled and accordingly felt to complete the job, the benefit now being the shared irrigation issues that we have had in the past couple of years for the R/T/U buildings has now been eliminated.

### **5. Roofing and Shingles Issue**

There has been a lingering issue between Tomlinson & Associates, the previous property management for Woodbine Condominiums, and the Woodbine HOA. This issue has spanned the services of numerous HOA Boards and resurfaced again last year as well as during the discussions of a potential sale of the Woodbine Apartments as discussed above. Therefore Pro Management has now spent several weeks of research and analysis in an attempt to document **what happened to some "missing" roof shingles as well as the reroofing of buildings R/T/U.**

Unfortunately we have not been able to locate complete and recorded documentation as to what transpired between 2008 and 2012 but have located many of the pieces, enough to prepare a detailed analysis with what we have. The Pro Management analysis is an attempt to separate recollections and personal perspectives from documented facts and then try and match up the data to give the basis for some conclusions. A complete copy of this extensive analysis, including relevant appendices, will be posted on the website after it is circulated around to relevant participants in this issue in order to see if anymore actual documentation might be available to include.

### **6. Property Maintenance and Upgrades in 2014**

Much of this year has had Pro Management dealing with administrative issues as noted above: new historical minutes for the website, research and response to the Finance Committee, negotiations regarding the potential sale of the Woodbine Apartments, and exhaustive research and analysis of the shingle and roofing issues.

However we have also been focused on some additional repairs for Woodbine mainly in the areas of **deteriorating wood railings, decks and berms**. We have heard from many homeowners that this is a priority for them and accordingly shifted some of the already budgeted funds to this preventative maintenance problem. Occasionally to get to some of the wood areas in need of replacement, repair or painting it has been necessary to remove some shrubbery or plant growth; in the long run this is good for the protection of the property. And we realize that there is still some extensive wood areas that can be treated or upgraded, something that will be considered for next year's budget.

In September and October this fall we will complete this years **budgeted tree trimming project** to remove masses of deadwood and overgrown branches in order to preserve the health of our trees and potentially prevent an accident from a falling branch. This long overdue investment in the property landscape should pay dividends for some years to come.

**Regarding the ponds** some residents are inquiring about the growth that has occurred lately. This is a natural process especially during the hot summer months and could be more controlled with a professional pond service that charges \$600-\$800 per month. Instead we have opted to hand clean the ponds more regularly in July and August and introduce some environmentally safe chemicals to stem the growth of algae. Of course as soon as it begins to cool and even freeze the ponds remain very clear for the next 9 months.

We are very pleased at this time that the money and effort put into **pest control for Woodbine** in 2014 seems to have paid off by significantly reducing the amount of Elm Seed Bugs and other pests that were so annoying last summer. A combination of systemic treatments (to the roots) and spraying of the trees and shrubs has greatly lessened the number of pests this year. With this success we may repeat the program next year and hopefully address the few residents who still feel there are too many bugs in the woods of Woodbine.

7. And finally a **note on bicycles**, please remember that these are allowed on patios and balconies however are not to be parked on the outside stairways leading up to apartment doors.

We hope this brings you a little more up to date on the happenings at Woodbine this season and wish you a happy and heathy rest of the summer.

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](mailto:woodbine@spro.net)

**HOA website:** [woodbine-hoa.com](http://woodbine-hoa.com)