



April 30, 2014

Dear Woodbine Residents,

Some announcements and reminders of importance as “spring has sprung” and we are heading toward summer...

1. The **pool has been reactivated**, cleaned, chemically prepared and the water is being heated for resident use. We expect it to be available this coming weekend, just in time for some warmer weather. Please be reminded of the following guidelines:
 - *POOL HOURS: 10:00 AM TO 10:00 PM*
 - *SWIM ATTIRE ONLY; NO NUDITY AND NO ‘CUT OFF’ PANTS IN THE POOL*
 - *PLEASE CONSIDER OTHER AND CONTROL LOUD TALKING AND NOISE*

 - *THIS IS A PRIVATE POOL FOR RESIDENTS AND 2 ACCOMPANIED GUESTS ONLY*
 - *NO ONE UNDER 14 YEARS IS ALLOWED WITHOUT AN ADULT GUARDIAN*
 - *NO PETS ARE ALLOWED IN THE POOL AREA AT ANY TIME*

 - *NO FOOD ALLOWED IN THE POOL ITSELF. PLEASE DISPOSE OF TRASH IN THE RECEPTICLES*
 - *NO GLASS ITEMS OF ANY KIND IN THE POOL AREA – EVER!*
 - *NO SMOKING INSIDE THE POOL AREA FENCE*

 - *NO SICKNESS, OPEN SORES, OR DIAPERS ALLOWED IN THE POOL*
 - *NO BEHAVIOR THAT DISTURBS OTHER POOL VISITORS IS ACCEPTABLE*
 - *THE GATE IS TO REMAIN CLOSED AT ALL TIMES; DO NOT EVER LEAVE OPEN*

 - *NO LIFE GUARD ON DUTY*
 - *SWIM AT YOUR OWN RISK*
 - *NO DIVING: MAXIMUM POOL DEPTH IS 5’*

As an adult community we do not intend to stand as a guard over every pool activity so please be mindful of the rules that have been established for the benefit of everyone. Thanks in advance for your cooperation.

2. Regarding **patios and balconies**, here are some reminders from the Woodbine Rules and Regulations:
 - *Only outdoor furniture, barbeques, potted plants and bicycles may be placed on patios or balconies. Canvas, plastic, or other tarps are prohibited except for custom made covers for barbeques and other patio furniture. Excessive outdoor decoration must be removed upon HOA Board request.*

 - *Unit exteriors may not be altered without prior written consent from the Association’s Board of Directors. No alterations to patio areas **(including privacy fencing)** whether common area or limited common area shall be allowed from original construction, except upon the written approval of the HOA Board of Directors or an Architectural Control Committee of the HOA*

Again as the property managers who represent the HOA Board we do not wish to be constantly giving citations or micro-managing the behavior of the homeowners at Woodbine. Rather we would request that any alterations to a balcony or patio area and any significant decorations or storage on in and around a condo be first presented to the management office which will approve, disapprove or take the matter up with the HOA Board as appropriate. Again, thanks for your cooperation.

3. **Landscape initiatives** for this year will be focused on pest control, tree trimming and restoration of shrubs and plant beds within the confines of the HOA 2014 budget. Last fall the Board invited several landscape experts to give their opinion and proposals to address all of these issues; the results are identified as follows.

As so many of you are aware last year the property endured a month or so of intense infestation from the Elm Leaf Beetle, a new species that immigrated from Europe and for which there was no easy treatment for except with harsh chemicals that would also kill the infested trees. These critters swarmed around patios, balconies, exterior windows and doors and while harmless they were not agreeable to many of you. Also aphids attacked some of our trees and other insects hatched at various times to cause some discomfort.

This year we are trying to be proactive to reduce some of the insect population before it creates a problem. We have hired a new and more inclusive landscape treatment company, **TruGreen**, which has a schedule to perform the following:

- **Application of Systemic/Merit drench for all trees**

This is an effective insecticide that can be applied to the roots of large trees that cannot be effectively sprayed. Protects the entire tree or shrub especially new growth.

This *Systemic* kills devastating pests like adelgids, borers, emerald ash borers, Asian Longhorned Beetle, leafminers, Royal Palm Bugs, Elm Leaf Beetles, Leafhoppers, scale, adult Japanese beetles and many more.

This chemical will be simply mixed and poured at the base of the trees and shrubs, which is what a systemic application means. There will be no spraying of the trees.

- **Fertilization of all trees and shrubs.**

Application of 17-05 fertilizer. This is a granular chemical applied to all trees and shrubs, something that perhaps has never been done at this property that will preserve and enhance the health and longevity of Woodbine greenery.

- **Application of Spider Barrier**

Tal Star will be applied to all buildings. The perimeter of the building will be sprayed three feet up and three feet out. One thing to keep in mind is once the product is sprayed insect activity will increase. Insects will be moving around to run away from the product. The spray does have a smell that will be around for about 30-45 minutes.

The most effective way to keep unwanted pests out is to apply insecticide around the perimeter of your building. Every six to eight weeks from early spring to late fall, **Trugreen** will apply an environmentally responsible barrier around each building. This timed interval mirrors the active life of the insecticides we use. They will spray cracks, crevices, and foliage around your each building's perimeter, effectively preventing bugs and spiders from entering your home.

We expect these procedures to significantly reduce **but not necessarily eliminate** unwanted pest activity at Woodbine. Please report any large infestations of insects or bug nests to the office. However, please also take into consideration that Woodbine is basically a forest of mature growth which also includes various insect inhabitants... and some human ones too 😊.

- The Board has also hired a discounted professional tree trimming company to begin cleaning out of the deadwood and overgrown branches in many of the trees on the property – **Wright Way Tree Service**. This will be a long term program over the next few years to ensure that one of the crown jewels of Woodbine Condominiums – the variety of mature trees - is maintained and enhanced. Especially during the spring and fall months you may be seeing various areas of the property serviced to allow for maximum health and maintenance of this precious resource.
 - We are also aware of many of the shrub beds that have aging or dying growth and/or lack of ground cover and plants. Yes, this is something that should be addressed but only as the HOA budget allows. Last year there was extensive attention given to many health and safety issues at Woodbine as well as some amenity upgrades and property cosmetic. These necessary projects took a significant amount of funds and for 2014 it was decided not to raise HOA dues for additional funding. Accordingly this last area of landscape improvement will not be given as much priority as some would like; it is not a matter of will but simply a matter of funding. The Board has approved a shared expense for any homeowner who would like to propose a landscape improvement and pay for the materials; then the HOA would accommodate with the labor after project approval.
4. **HOA Dues Payments:** A few months ago we requested that all HOA dues that were being sent to the Pro Management accounting address be now sent only to the HOA office. We would like to thank the majority of you who have complied with that request but for those who might have missed the announcement **please do not send your HOA dues to 1775 W. State Street #200, Boise, Idaho**, but rather send (or have your bank send) your dues to Woodbine HOA (not Pro Management), 3601 Gekeler, Boise, Idaho 83706. We also have a PayPal option for those who might wish to pay by credit card; just ask the office for details. Thank you again.
5. **Regarding pets** we have been asked to remind pet owners about the rules that are in place at Woodbine:
- No animal, other than common household pets (not to exceed two), shall be kept or maintained in any unit. Common household are limited to dogs, cats, birds, hamsters, fish, and turtles. Animals shall not be kept, bred, or maintained for commercial purposes.
 - All animals will be kept clean, quiet, and controlled. Each homeowner or tenant is responsible for promptly cleaning up after his or her own animal.
 - All animals are to be confined to residents' unit, balcony or patio and they are not permitted outside unless on a leash. No animals may be kept chained outside the unit.
 - Homeowners or tenants may be required to remove a pet after receipt in writing of two violations of any of the above provisions from the Board of Directors or the property management agent.

We look forward to great spring and summer seasons at Woodbine.

Sincerely,
Your Pro Management Staff

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

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