

Woodbridge HOA Newsletter #2

22 December 2008

Fellow Homeowners,

As earlier promised, here's a second attempt at a newsletter.

First of all, a few reminders:

- Effective January, our monthly dues increase by \$10 ... from \$255 to \$265. So, please make appropriate arrangements to handle the change. I have found it quite easy to have this handled as an automatic payment.
- Recycling can now be accomplished curbside, every other Wednesday morning, without the need to sort by item type. **Susie Nulty** has captured the details of what can be recycled in our Board minutes, available on the **Sam Giamarvo**-developed/maintained website at <http://www.woodbridgetownhomes.com/>

Our Snow Removal Services agreement, executed in January of 2008, provides for plowing and shoveling when the snow has accumulated to a depth of 2 inches. The agreement did not provide for the application of "ice melt" on sidewalks, but did cover this for the parking lots. While those guidelines are fine, after meeting with the contractor at this past Thursday's meeting, the Board agreed to err on the side of caution when making a determination of the need to call-in the contractor based on an assessment of the conditions (e.g. ice-covered?)

Communitywide, my wife, Mary Alice, and I have found the individual town home Holiday decorations to be awesome. Inspired by this, awards are being made to the best individual décor ... which is hands-down **Betty & Gerry Marshall** at #54, as well as the best overall building (#15 – 21) that includes **Peggy & Mike Coupens, Larry Fortner, Marilyn & Jerry Bruning and Barbara & Wayne Stegman**. As an FYI, the so-called "Common Area" decorations were provided for us at no cost to the Association/owners.

Please go to the above cited Woodbridge website to read the minutes of our meetings ... with yet-to-be-accepted, but edited, versions being made available within a week or two of the meetings.

When you read about the meeting held on 18 December, you'll see where we had our landscape contractor, Chad Wehner, the owner of Well Groomed, attend our meeting. The purpose was to share perspectives and lessons learned regarding last year's performance and set expectations for the coming year. In order to maintain continuity with the prior board, **Sally Metzger** of last year's

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committee was kind enough to attend. Chad was forthcoming in explaining that the aged watering system presented a bit of a challenge, but that he now has a handle on things. And, jointly, we agreed on areas where coverage could be better without changing the monthly cost. Chad also shared his thinking on the relatively large area behind dwellings #42 through #72. A final "game plan" has yet to be developed ... and we'll clearly want inputs/feedback from the owners who live along this area. By the way, **Bob Jones**, our Treasurer pointed out that we've spent a fair amount of money this past year maintaining the watering system ... which may date back to the 80's. I'll touch on this again later.

Regarding our pond, David Finch, the owner of H2O Landscape Management and the recently appointed pond maintainer, also met with the board ... along with three of his associates, to explain previously quoted options around reviving the pond. Our filtering system is on its "last legs" and the general attractiveness of the area has been diminishing over time. As a key selling point for the community, especially the properties not bordering the golf course, I submit we need to view the pond as an "asset" ... and not let it turn into a liability that would adversely impact property valuations. If you get a chance, ask **Helene Knapp** to describe what a neat attraction this area was in the 80's.

Last two items ... a long range plan and our covenants/by laws. On the former, I ascertained that there is no current Long Range Plan. Accordingly, I asked that the Board commit itself to delivering such a plan by the end of this board's term. Why do we want this? We need to look into the future to identify and quantify those undertakings that will be needed to maintain the appearance and value of our common interest community. Prior boards have overseen considerable work recently, to include the water system, roads, roofs and exteriors. While all this is fine, what will be the future demands and when are they likely to occur? For example, I'd guess that we'll need to replace the irrigation system. As there are many zones, we might be able to do this incrementally, not all at once. Nevertheless, by identifying and quantifying our long range common interest needs, we can then refine our financials so that there is a sensible confluence of future expenditures and the associated reserves to handle the expense. I'd like to challenge us to figure-out how to mitigate the need to have what many may consider big assessments.

Lastly, I challenged **Cliff Benson** and the Architectural Committee to re-visit our covenants and by laws with an eye on being less rigid. Just as Ralph Waldo Emerson wrote, "A foolish consistency is the hobgoblin of simple minds". As I

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walk around the complex, I have seen about 4 or 5 window trim colors. Is it possible that we might approve one or two or more neutral colors ... to include white? When these units were built, there were no vinyl-clad window treatments ... ones that would not warp or need painting. Building material technology has advanced and now such durable windows are ubiquitous, generally in a white finish, so is it possible that there is another *neutral* color or two that we can accommodate? Similarly, our governing documents require that we paint or stain the exteriors not less than once every five years [Article 5, Section 1. (a)]. Given what we just spent and the fact that we have a ten (10) year warranty on the paint job, is this a covenant that we must feel compelled to follow ... just like the windows? The list goes on and includes items where we do not conform to Colorado Common Interest Community law.

This is the kind of communitywide dialogue I hope we can start having and talk openly about with one another.

I look forward to the opportunity to be of service to you. Please share your thoughts with me at Roballeger@gmail.com

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