

Woodbridge HOA Newsletter **22 January 2013**

Fellow Homeowners,

As the New Year gets underway and the weather remains unpredictable, the clearing of snow is still a major consideration. Accordingly, all are reminded that our most recent Snow Removal services agreement provides for plowing and shoveling when the snow has accumulated to a depth of 2 inches. The agreement does not provide for the application of "ice melt" on sidewalks, but does cover this for the parking lots. While those guidelines have served Woodbridge well over the years, 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?).

At the Board's most recent, 17 January, meeting, many words of thanks were directed to **Jerry Bruning** for having decorated Woodbridge for the Christmas holiday. This involved placing (and removing!) wreaths on all light poles, erecting lighted trees and coordinating the placement of lights in a large fir on our front property line. Jerry's tireless work throughout the year is very much appreciated.

Please remember that you can read the minutes of the Woodbridge board meetings on our web site at <http://www.woodbridgetownhomes.com/> . Draft minutes of the most recent meeting are generally available within a week of the meeting. The form to make application to the Architectural Control Committee (ACC) for home or landscape alterations can also be found on this **Sam Giamarvo**-developed/maintained web site. Sam has been providing this service for a number of years. It is arguably the finest HOA web site among those with which we compete.

If you see repair work that needs to be done, please contact a Board member and or **Steve Kouri**, our Property Manager, at steve.kouri@courtneyandcourtney.com ... not the service provider.

In our most recent meeting, there was discussion regarding parking and open-bed pick-up trucks. Residents should not be using Guest parking (we have 3 such lots). Regrettably, we have observed overnight use of these lots by residents. Similarly, open-bed pick-up trucks must be garaged. The original Covenants for Woodbridge, Article VII, Section 12, actually required that all vehicles be garaged ... and that there be no outside parking. There was discussion of returning to this standard ... but only as part of an annual meeting discussion and vote due to potential enormity of such a revision.

The pond in the common area has required some attention due to the long spell of frigid temperatures and the associated ice build-up. Once again, **Jerry Bruning** has been active in maintaining water levels and flow. Our pond maintenance expert, Dan of Custom Landscape, has recommended keeping heaters in front of the two (2) pump intake manifolds, while turning-off the pumps themselves and leaving the fountain on as long as possible. Unfortunately, the pond appears to attract individuals that have been throwing rock and cans onto the ice and through openings, as well as having removed one of the heaters. Please discourage these actions if you observe them. Should the responsible party(ies) be identified, costs associated with restoring the pond and any adversely impacted mechanical systems will be directed to the associated owner(s) in accordance with the governing documents of the HOA.

Water costs were a greater-than-planned expense this past year. For water and sewer, we spent \$35.5K, versus a budget of \$25K. The arid conditions necessitated increased utilization of our irrigation system. News reports call for a higher rate in 2013, so we will be looking to off-set the likely increase, while concurrently seeking opportunities to responsibly constrain usage.

In October of 2009 the Woodbridge board completed a reserve analysis. Such an analysis is required by the operation of law governing HOA's in Colorado. This analysis will be reviewed again this year for adequacy and, if necessary, any recommended revision to the monthly fees we pay.

The board is also researching the notion of placing a limit on the number of units within Woodbridge which may be rented/leased at any one time. Why? Both primary and secondary mortgage market participants have requirements, regulations and/or guidelines that place such a limit as a condition of lending/re-financing. The inability of a prospective buyer of a Woodbridge property to secure a mortgage due to our contravention of such "rules" could adversely impact Woodbridge property values and addressable market.

I look forward to the opportunity to be of service to you during my tenure as "interim president" of our HOA. Please share your thoughts and or concerns with me at Roballeger@gmail.com

Rob Alleger
#26 Woodbridge