

Woodbridge HOA Newsletter #6

24 June 2009

Fellow Homeowners,

As you may have noticed, landscape activities have been in full swing recently. Attached to this newsletter you will find an activity report for May, as well as projected activities for June and July that will be taking place under **Jerry Bruning's** leadership. With many new plantings, a special "thanks" goes out to **Wayne Stegman** and **Sally Metzger** for their assistance in watering. The communitywide volunteer work day has been pushed back to August on a to-be-announced Saturday.

We are trying to optimize the irrigation system cycle times and sprinkler heads. If you see something amiss, please let Mike Clark, Jerry Bruning or me know.

This year's concrete and concrete leveling work is wrapping-up. **Susie Nulty** made full use of the available budget and, along with **Mike Clark** and the contractor, prioritized from a lengthy list of possible projects. Susie also wanted folks to know that when next year's work rolls around, the contractor would be glad to provide a cost-effective quote to individual owners who may be considering having their garage floors re-poured. Also under Susie's careful oversight, a new filter system is currently being installed in the pond area. This work will greatly diminish human intervention to clean filters and cut the cost of monthly maintenance by ~50%, yielding a three (3) year pay back.

The poor economic times have been accompanied by a growing number of break-ins throughout the Broadmoor area. Accordingly, the board voted in support of having the Woodbridge Townhome Owners Association join the Broadmoor Information & Security organization. While individual, full service memberships are available (see <http://www.bis80906.com/>), an association membership will provide us with several random patrols on a daily basis ... mostly in the wee hours of the morning. Signage will also be provided.

PLEASE, PLEASE, PLEASE do not exceed the 15 mph speed limit. We continue to have a number of folks driving in excess of the 20 mph, with the **white Jetta** currently leading the way at 27 mph ... while talking on her cell phone. As there are no sidewalks and many of us are not nearly as agile as we once were, speeds in excess of 15 mph are reckless.

Helene Knapp resigned from the Woodbridge board, so we are looking for folks who may be interested in completing her term.

I am now sending the Woodbridge Newsletter by email to those who have provided me or Mary Alice with an email address. Doing this saves me both time and money. If you are still receiving a "hard copy" (there are six of you) of the newsletter and are willing and able to receive an electronic version (in Microsoft Word), please shoot me an email and let me know. When I do send the newsletter via email, the recipients will be receiving a "blind copy" so that you'll not see the email addresses of others ... nor they yours. I should also point out that the Newsletter is posted to the Woodbridge web site, so it may be viewed here as well ... rather than printed-out and hand-delivered.

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 (3rd Thursday of each month) are generally available within a week of the meeting. The form to make application to the ACC for home or landscape alterations can also be found on this **Sam Giamarvo**-provided web site.

If you see repair work that needs to be done, please contact a Board member and or **Mike Clark** ... not the service providers.

Please share your thoughts and or concerns with me at Roballeger@gmail.com

Rob Alleger
#26 Woodbridge

May 2009 Landscape Activity

1. Designed and planted flower bed lay-outs at entryway, by fire hydrant corner at # 15, and the sidewalk/wall area behind units 15-21.
2. Planted a number of Russian sage plants, wild flowers, and cosmos at different points at the frontage wall between units #85-99.
3. Trimmed and removed several bags of wild clover plants which had spread throughout the frontage wall area.
4. **Dick Aplin** and I trimmed up the trees at units 10, 22, 23, 24 46 and 48 and hauled all trimmed material to Unit 10 for removal by Well Groomed.
5. Dick Aplin and I removed all branches from the dead shrubs at the end of the parking area by #85.
6. **Wayne Stegman** continued to water the nine new shrubs at the wall above # 15 and monitored their status.
7. Due to the delay in the pond project, Rob Alleger and I continued to monitor the pond water level and cleaned the filters at regular intervals.
8. Met with Well Groomed, Mountain High , H2O, and Anderson Tree and Stump Removal to discuss June projected work and clarify what their various bids covered and what we wanted their bids to cover.
9. Trimmed shrubs at the Jo Anne Widdis and Stuart Scott residences.
10. Met with Well Groomed to discuss flower planting and clean-up in the area between units 52-54. Existing perennial flowers will be retained and colorful annual plants will be retained. Also a whiskey barrel planter has been added to the base of this area and filled with colorful plants.
11. Well Groomed completed a second spraying for dandelions and fertilizer application. They also removed plants from under owner decks and did a spray application to slow future weed growth.
12. Well Groomed made a number of suggested changes to the pot hole drip system and to the sprinkler heads at the top of the frontage wall. Sprinkler head adjustments were also completed at various units where problems were observed or flagged by owners.

13. Cleaned out a blocked drain at the wall by unit # 15 and redirected the block water into the drain line. This stopped the water from running thru and down the wall area.

Projected June/July 2009 Landscape Activities

1. Complete the removal of 12-14 dead shrubs at units 18, 61, 72, 84, 85, 87, and at the parking lot near # 85.
2. Remove trees at 24, 30, and 48.
3. Coordinate with Mtn High the trimming of various trees which were identified during a WB walkthrough. These trees are generally behind units and are overhanging gutters/chimneys. Mtn High has submitted to M Clark a bid for this work.
4. Well Groomed will perform a sweep of the streets to remove debris from cement work and to do a general street cleanup.
5. Well Groomed will perform a shrub trimming---mostly deciduous shrubs--that are in walk ways, along driveways and in the Commons area. Evergreen shrubs will largely be trimmed in the Fall.
6. Well Groomed will submit plans for the redo of the frontage areas at units 30, 46, 48, 56, 87 and 99. BOD approved the cost of these changes. Xeriscape landscaping will be used where practical. The Woodbridge Landscape plan on file will also be used as a reference point for the units involved. Edging will be replaced for these units where necessary.
7. Replant shrubs as replacements for the dead shrubs removed at the units noted in #1 above.
8. Complete the clean-up of the corner at unit # 84. This includes the parking lot area and the corner wall by # 84; Mtn High and Anderson Tree Removal have submitted bids for this work. Well Groomed will also be involved in the clean-up operation for weeds, brush, etc., and possible preventive weed spraying. No vendor bid has been approved at this time.
9. Clean-up of the area behind units 74-84 which abuts the golf course---this involves adding edging, stone, irrigation head adjustments, trimming of sucker trees , and trimming of tree branches to a 10 ft level for a uniform appearance. Well Groomed will do this work.

10. Trim up of the tree located between units 72-74 which was damaged last winter. Well Groomed will do this.

11. Consider setting a date for a Woodbridge clean up day---probably August---after the projects outlined above are completed.

12. Monitor the status of the shrub at # 10 and the tree at # 36 which have branches/needles turning brown and dropping. Mtn High as checked on the current condition but does not feel they are diseased.

Jerry Bruning----Landscape Committee