

WOODBIDGE TOWHHOMES NEWSLETTER

MARCH 2020

1. The Woodbridge Townhomes web page has important information to include minutes of Board meetings and Financial information. We encourage you to visit it monthly to see what is new: www.woodbridgetownhomes.com
2. **Hail claim with insurance company.** A new walk-through is scheduled for 3/9/2020 with our insurance company and Premiere Roofing. The last one was cancelled due to a snowstorm. It is our understanding that the two-year anniversary of the damaging event is the hard deadline for final distribution of funds. That will be this August 2020. We hope for earlier payment. It is not unusual for insurance companies to delay payment as long as possible when there is a large claim. Woodbridge Townhomes has good representation from a licensed public adjuster through Pivot Adjusters. Whereas the delay continues to be frustrating, the experts tell us we will be adequately reimbursed for necessary repairs and replacements in the end.
3. **Garage Doors.** We encourage you to keep your garage doors closed when you are home. Open doors encourage a potential for theft and, on occasion, bears. A new city ordinance requires no trash bins to be put out after 7AM and taken in by 5PM – be bear aware.
4. **Monthly Assessment payments.** We encourage all homeowners to call our management company to setup the banking ACH system to pay your monthly assessment. It is simple and easy. Just call the management company at 471-1703 to have them set this up for you. If you received a coupon booklet for payments and do **not** need one, please call 471-1703 to tell them you do not need to receive this coupon booklet.
5. **HOA contact list directory.** Homeowners will be invited to have their information included on a contact list for other homeowners. Steve plans to send out an email requesting permission. Please fill out the form and return it to the management company. This will keep us all better in touch with what is occurring in the HOA.
6. **Covenants, Bylaws and Articles of Incorporation Documents.** The Board received helpful comments, suggestions and questions from a few diligent homeowners during the comment period. These comments were reviewed and resulted in some minor changes to the documents which will have to be reviewed and accepted by attorney Aaron Goodlock prior to submitting to the homeowners for a final ballot vote. This will delay the vote but will result in a better final product.

7. **Sewer line scoping.** Several years ago, the HOA had sewer lines scoped to help prevent backups from tree roots and other items that may be blocking the sewer lines. Several lines were found to have blockage issues. We are going to have this done again in the next few months. Homeowners will need to be home when this is done or arrange to have someone let the contractor into your home. Steve will arrange scheduling with the contractor and then begin contacting homeowners.
8. **Snow removal.** We have had several snow storms this year requiring snow removal by our landscape company. We normally ask the company to come after the storm has started to “wind down.”
9. **Concrete Repair (driveways/entryway/curbs, etc.).** The HOA Board members will be walking the property in April to identify any concrete that may need replacing this year. If you have an area that you believe needs attention, please let Steve Kouri know at steve@bsrcommunities.com. Trip hazards are the main focus of our concern and in determining what sections need to be replaced.
10. **HO-6 insurance coverage.** To protect yourself from having to pay any loss assessment levied by the HOA due to an insurance claim by the association, you need to have adequate insurance coverage. Currently, the loss assessment per unit could be as high as \$16,615. You need to visit our web page: www.woodbridgetownhomes.com and look under “Insurance Policy”. Open “Unit Owner Packet”. This will explain in detail what and how much your HO-6 policy should be. It is inexpensive insurance that everyone should have and could save you a lot of money if the association has to issue another loss assessment.