

Woodbridge HOA Newsletter **24 June 2013**

Fellow Homeowners,

As previously reported, on-site meetings had been held with contractors to address (1) paint touch-up, (2) gutter repair/replacement and (3) exterior wood replacement. The need for paint touch-up is largely believed to relate to the hail storm we experienced last summer, while the gutter work seems to be mostly an on-going battle to overcome both wildlife and human trampling. The wood needs seem largely associated with south-facing exteriors and associated sun exposure.

At this writing, the gutter work is now complete and the touch-up painting is in process. Just today, replacement redwood has been delivered. Consequently, **Mike Fluegel** and his team from **Front Range Painting Service** can get to work on the wood replacement. They will be starting unit #10 and proceed along the even-numbered units of the first three (3) buildings on the left as one enters Woodbridge. This was the end point of the previously accomplished work back in 2007. This time around, the last shall be first.

Several of the board members, **Jerry Bruning** and our **Property Manager, Steve Kouri**, met with **Chad Wehner**, the owner of **Well Groomed**, our landscaper. Among the various points of direction provided to Chad were the following:

- Trim the tree between 97/99 in the back
- Place some rock next to the side walk at 99
- Check all of the metal edging, replacing some that is now deteriorated and making sure the edging spike holders are pushed back into the ground.
- Explore increased watering times with the city utilities
- Place some of the new watering retention chemical on our grass
- Weed and cut the rock wall area; should be accomplished regularly
- Place some more bushes/plantings in the area by unit 84
- Make sure the pond trash cans are check and cleaned every week
- Determine why the drip system is not working in the area above the pond.
- Junipers on the side of the driveway of unit 52 should be removed at HOA expense. They are scraping the sides of cars.

As has been accomplished in prior years, concrete repair/replacements work will soon take place. The scope of work for this year is reflected below:

- Unit 12: Remove and replace 2 upper sections of driveway approximately 17 1/2"x11'
- Unit 15: Remove and replace 1 section of driveway 8 1/2'x11 1/2'

- Unit 23: Remove and replace landing to steps 7'x6' and 3 sections of walkway to driveway 15'x4' and 4'x4'
- Unit 50: Remove and replace corner of driveway 2'x2'
- Unit 51: Remove and replace 14' of curb and gutter
- Unit 53-57: Remove and replace 88' of curb and gutter
- Unit 62: Remove and replace 2 upper sections of driveway 17'x11'
- Unit 68: Remove and replace corner of driveway 2'x2'
- Unit 72: Remove and replace center section 2'x2'
- Unit 72-74: Remove and replace 48' of curb and gutter
- Unit 76: Remove and replace 35' of curb and gutter
- Unit 85: Remove and replace 10' of curb and gutter
- Unit 87: Remove and replace 10' of curb and gutter plus 10' by box
- Unit 91: Remove and replace 15' of curb and gutter and 16' between 91 and 93 by walkway
- Unit 95 & 97: Remove and replace 19' of curb and gutter by box and 160' to street corner sign

Get To Know Your Neighbors: Sally Metzger has organized a Friday evening get together on the deck area adjacent to the pond. Commencing at 5 pm, folks have been bringing beverages of their choice, as well as snacks to share. There have been some awesome dishes presented. So awesome, in fact, that Brigitte Foss has volunteered to compile a Woodbridge Recipe Book. So, for those of you who have brought snacks, please send your recipes to Brigitte at Foss100@msn.com We will be gathering again this Friday, 28 June. Thereafter, we'll get together the 2nd and 4th Fridays throughout July and August. Notices to this effect will be posted on the mailbox structures.

Please remember, DO NOT EXCEED 15 MPH on Woodbridge Drive. Among other things there are elderly people, children, visually/hearing-impaired people, wildlife and pets walking in these streets that should not be put at risk.

A reminder: If you plan to install an air conditioner, application must be made to the Architectural Control Committee (ACC) in advance. The issue is really one of approving the location of the air compressor within the so-called Common Area.

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 (typically the 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 our very capable Property Manager, **Steve Kouri**, steve.kouri@courtneyandcourtney.com, ... not the service providers.

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

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