



Woodbridge Newsletter

April 2016

Dear Homeowners,

As the new year gets underway we would like to welcome our newest members of the Woodbridge family. Recent sales include Units 95, 89, 87, and currently we have three units up for sale, 67, 97, & 40.

Sprinklers will be activated next week, please take a look and if you happen to see a sprinkler head not functioning properly, tell a board member or let our property manager know. We are working with a new gardener this summer (Earl's Lawn & Garden) and also a new lawn maintenance company (Corbran's). Corbran's also started doing our snow removal services this year.

Our new "Falls" area will be up and running soon. We will be adding plants, pots & other miscellaneous decor this summer. **PLEASE BE AWARE** that the rocks and waterfall area can be a dangerous place to play. **Please keep Children OFF the rocks and away from the Waterfall itself.** The water is non-potable and the rocks are very slippery. We also ask that any trash you bring to the Deck area, goes home with you when you leave.

Our first of two annual owner participated Cleanup Days will be scheduled soon. Come out and join us! It's a good way to meet your neighbors and be a part of the team.

The Summer weekly "happy hour" get togethers will be starting again in June. Notices for dates & times will be posted at the mail boxes. Please feel free to join in the fun and bring your favorite appetizer.

You may have noticed a change in some of the exterior "post" lights around the complex. We have been gradually replacing older lights that have stopped working with new solar powered lights. We are excited about the use of newer "green" technology. Please keep in mind that the duration of the light at night does depend on the weather, time of year and its proximity to overhead trees. We are optimistic the lights will continue to get stronger as technology advances.

For additional lighting & security purposes we are asking Homeowners to please keep their front Entry, Garage, and back Deck lights on during the night.

You may have seen our project manager Steve Kouri and some of the board members out walking the property recently. We have been obtaining bids for the annual concrete & asphalt projects. We plan to update several concrete driveways and curb areas this year and will be notifying homeowners ahead of time with the dates. Concrete work will take approx. 4 days to dry. For those of you affected, we ask for your patience and please use guest parking during these days. Asphalt paving dates will be posted at the mailboxes.

Mountain High Tree has been out spraying the trees for insects. They have been monitoring the blossoms on our crabapple trees and will spray them when the time is right to prevent messy fruit from dropping onto the sidewalks and entryways.

As a reminder, residents should **not** be using Guest Parking for their personal vehicles. Guest parking is for short term guests only. Open-bed Trucks must be kept in the garage and garage doors kept closed whenever possible. If residents need to park a vehicle in their driveway, they are responsible for cleaning oil stains OFF the concrete.

Please remember, DO NOT EXCEED 15 mph on Woodbridge Drive. Signs are posted, please adhere to them. We have elderly people, hearing impaired, children and pets that live and visit Woodbridge. Drive safely.

To hear more about what is going on at Woodbridge, you can read minutes from our Board meetings online at woodbridgetownhomes.com. The Board typically meets on the third Thursday of every month. Please fill out an ACC form for Board approval if you plan to make any home or landscape alterations. If you run across any repair work that should be done in the common area or building exteriors, please let us know by contacting our Association Manager, Steve Kouri, steve.kouri@courtneyandcourtney.com

Thanks and enjoy your summer!

Woodbridge Board of Directors

Susan Scott - President
Lynn Ostler - Vice President
Bob Jones - Treasurer
Susie Nulty - Secretary
Dan Sollee - Member at Large