



Woodbridge Newsletter

April 2017

Dear Homeowners,

As we say good-bye to winter we would like to wish everyone a safe and happy summer. We want to welcome our newest residents in Unit 51. Our sources tell us there are no homes currently for sale in Woodbridge.

Landscaping

In response to the warm weather we had this winter, we will be activating the sprinkler system sooner than normal this year. Note, if you see a sprinkler head that is not functioning properly, please tell a board member or our property manager. Our gardener is constantly monitoring the watering cycles to maintain a level of watering that sustains the grass, conserves water and is within our budget. And while we appreciate the effort that homeowners take to plant flowers around their homes, we ask that they please do not adjust the sprinkler heads.

We are continuing with our xeriscaping plan for the community and will be adding additional rocks and plants to another section of homes. Our ultimate goal is to provide an attractive and sustainable landscape that will conserve water and decrease overall maintenance costs.

The "Falls" will be starting up soon. We will be adding plants and miscellaneous decor to the center courtyard area again this summer and hope that this will be a pleasant place to walk or sit for a while. Please note that the rocks in the waterfall are very slippery and adhere to the posted sign by keeping your children & pets off the rocks.

Bear Claw Landscaping is starting with us this season and will be out weekly on Mondays to mow the lawn and help maintain our grounds.

Each summer board members walk the grounds with arborist, Becky from Mountain High Tree to determine which trees should be removed. For budget reasons we typically do not cut down a tree or bush unless it is dying, damaging the property, or a safety concern. This is sometimes hard to determine so please bear with us. We strive to make Woodbridge a beautiful place to live and with that in mind new trees are planted gradually as older trees are removed.

Socials

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

Our summer Cleanup Day will be scheduled soon. Feel free to come out and join us! It's a good way to meet your neighbors and be a part of the team.

Pets

As a reminder, HOA rules & regulations require that pet owners must immediately remove any waste left outside by their pet. This is especially important during the summer months. Pets may not be left unattended on decks or in the common area, and owners are to keep their pets from making loud barking or disturbing noises. Please be courteous to your neighbors.

Insurance

As a unit owner you may be responsible for paying the deductible when a loss occurs in your home. Please read the resolution posted on our web page regarding Insurance Claims & Deductibles and see the procedures to follow if a loss occurs to your home.

Note, you can obtain coverage for an HOA deductible assessment as part of your personal homeowners policy (commonly called an HO-6 policy). It is suggested that each unit owner carry at least \$20,000 for "loss assessments" in their personal policy to cover their part of the master policy deductible. If you need more information please contact your insurance agent.

Architectural Control Committee

ACC forms (available on our web site) must be submitted to the property manager and approved by the committee before any renovations are to be done to the exterior of your homes. This includes the installation of new windows, doors, skylights, TV dishes, window wells, etc. Specific colors are required for window and door frames (manufacturer's Tan or a similar color), white is not an approved color. The committee will respond to requests as soon as possible but they have up to 30 days, so plan your summer projects with this in mind.

Automobiles

As a reminder, guest parking is for short term guests only. Residents should not be using guest parking for their personal vehicles. 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 from the concrete.

Miscellaneous

Colorado Springs Utilities company came out last November to check our main sewer discharge pipe located on the east side of the property and they removed a large amount of solidified grease found in the pipe. They cautioned us to be careful about what we put down our kitchen sinks--please try to avoid putting grease or animal fat down the sink that can harden and cause backup in the pipes.

Security

If you are going to be out of town for any length of time this summer, please take a minute to give our property manager or a neighbor, a phone number or email address where you can be contacted in case of an emergency at your property. Leaving a key with a trusted friend or neighbor and having someone periodically check your home is also recommended.

For additional lighting & security purposes, please try to keep your front Entry and back Deck lights on during the night.

For more information, please see our web page at woodbridgetownhomes.com. Feel free to contact our Property Manager, Steve Kouri at 719-260-8216 or via email at steve.Kouri@CourtneyandCourtney.com.

Thanks and enjoy your summer!

Woodbridge Board

Susan Scott, Lynn Ostler, Bob Jones, Susie Nulty, Dan Sollee