



Woodbridge Townhomes Newsletter

May 2018

Dear Homeowners,

We would like to welcome our new residents and welcome back those who have been away for the winter months. Our big news to report this year is that Woodbridge will be using a new property management company! Bennett Shellenberger Realty (BSR) will take over beginning May 1. Steve Kouri has also made the move to BSR and will stay on as our Property Manager so we expect a smooth transition. If you have questions regarding the payment of your dues, please call BSR at 719-471-1703 and ask for Cathy.

Landscaping

The sprinklers have been turned on. While we strive to keep the common area at Woodbridge green and looking nice we also understand the need to be responsible with our water usage. Our gardener monitors and maintains a level of watering that sustains the grass, conserves water and is within our budget. Steps are taken to turn off the watering system during rainy days and we do our best to keep watering expenses down at other times. So if you see a sprinkler head that is not functioning properly, please let our Property Manager know so we can make repairs asap. We appreciate the effort some of the homeowners take to plant flowers around their homes, however we ask that you please do not adjust the sprinkler heads.

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

We are continuing with our xeriscaping plan for the community and will be putting down rocks and native 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 up and running after some minor repairs are made. We hope this is a pleasant place to walk or sit for a while, but please note that the waterfall area is not intended to be a playground. The waterfall can be damaged with walking or climbing in the vicinity so please do not walk or play near the waterfall. It is a safety and liability issue.

Socials

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

Automobiles/Parking

As a reminder, guest parking is for short term guests only. Residents may not use guest parking for their personal vehicles. If there is a special circumstance, please contact the property manager. 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.

Please, if you know your neighbor is going to be out of town for any length of time, get their permission before parking in their driveway.

Architectural Control Committee

ACC forms (available on our web site under documents/forms) must be submitted to the Property Manager and approved by the Committee before any renovations are done to the exterior of your homes. This includes the installation of new windows, doors, skylights, TV dishes, deck stairs, window wells, venting, 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 your requests as soon as possible but they have up to 30 days--so plan your summer projects with this in mind.

Back Decks

As weather permits, our painting contractor will be out to do paint touch-up on those deck railings where paint has chipped off during hail storms. We will make every effort to let owners know ahead of time when the contractor will be in their area.

Pets

As a reminder, HOA rules & regulations require that pet owners must immediately remove any waste left outside by their pet. 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. Colorado Springs city code requires that dogs are on a leash.

Personal Property Insurance & HO6 Policy

Owners can obtain coverage for an HOA "loss 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 property policy to cover their part of a master policy deductible. Please contact your insurance agent about this if you do not have this coverage.

Security

If you are going to be out of town this summer, please take a minute to give our Property Manager or a neighbor a phone number or email address where you can be reached in case of an emergency at your property. Leaving a key with a friend or neighbor and having someone periodically check your home is recommended. For additional lighting & security, please try to keep your front entry and back deck lights on during the night.

Dues Increase

There will be a \$15 dues increase beginning next year. This dues increase, along with prudent management of our current ongoing maintenance expenses will help to increase our "reserves" balance for future capital improvement needs.

Board Nominations

In addition to nominations from the floor during our annual HOA meeting, nominations can also be submitted to our newly formed Nominations Committee. Please contact the Committee Chair, Dan Sollee at 93 Woodbridge if you would like to nominate someone who is interested in serving on the Board. Voting and elections will be held during our annual HOA meeting in the Fall.

Miscellaneous

Colorado Springs Utilities company reminds us to be careful about what we put down our kitchen sinks. Please avoid putting grease or animal fat down the sink that can harden and cause backup in the pipes. Owners will be held responsible.

For more information, forms & meeting minutes or if you have any questions, please see our web page at woodbridgetownhomes.com or contact our Property Manager, Steve Kouri via email at steve@bsrcommunities.com or phone at 719-955-4914.

Thanks and enjoy your summer!

Woodbridge Board: Susan Scott, Dan Sollee, Lynn Ostler, Susie Nulty, Jeanine Colburn