

WOODBRIIDGE HOA NEWSLETTER 10-2

17 June 2010

1. You may have noticed a lot of mud-jacking and concrete work going on. In late April we made a survey of what was most critical with respect to concrete repairs. A lot of places could be repaired by mud-jacking; however, some areas required concrete replacement. Trip hazards and uneven surfaces were our primary concern. Some curb replacement was necessary where substantial deterioration had occurred. More will be done next year.

2. We also replaced all metal edging on the FRONT and SIDES of homes. A lot of this old edging had been there since the homes were built in the early 1980's. We will complete any final areas next year.

3. Our pond contractor for the last several years did not respond this year, so we had a late start getting the pond up and running. We now have a contractor who is checking the pond once a week and trying to rid the pond of the algae which had taken over. We will have to supplement the contractor's efforts with some help from our knowledgeable owners, Bob Jones and Jerry Bruning, who will help keep the filters clean, monitor the water level and control the pumps. We were advised that the main pump would last longer if we ran it continuously so we are trying that for at least a trial period. We have the option of going back to a 12 hour on and 12 off cycle. Our landscaper, Well Groomed, has installed a new drip line watering system in the pot hole gardens on the west side of the pond. This should help keep the plants in that area looking nice for the summer.

4. Just a reminder, "Guest Parking" is for guests, not your excess vehicles. Generally, all vehicles should be parked in your garage. Others may be parked in your driveway except pickup trucks which must be parked in your garage. No vehicle is to be parked in the roadway except for a very short period of time. The roadways must be kept open in case of fire.

5. After activating our sprinkler system this year, we found numerous areas that needed repair. These should be completed very soon. IF you still notice a "hot spot" near your home after June 21, please contact Courtney and Courtney at steve.kouri@courtneyandcourtney.com.

6. Another reminder, if you plan to do anything on/to the EXTERIOR of your home such as putting up satellite dishes, planting new shrubs in flowerbeds, putting up awnings, painting the front door, placing an A/C compressor, etc; all of this requires the approval of the Architectural Control Committee (ACC). An ACC form can be obtained on our web page: www.woodbridgetownhomes.com. Fill it out and send it to our management company: Courtney and Courtney. The ACC normally responds to requests in a short period of time.

7. Becky of Mountain High toured our complex a couple of weeks ago. She noted that the lower branches of our deciduous trees were well trimmed but many of our trees have upper branches and limbs that need trimming. She recommended a trimming plan covering a five year period. First, trim 20% of our trees ever year at \$50 to \$75 per tree

depending on size and species. Evergreens would not be trimmed and certain deciduous trees may not need trimming. Second, Mountain High would recommend those trees to be trimmed this year. We are still evaluating their proposal and our finances. In July Well Groomed will be trimming some of the shrubs; however evergreens will not be trimmed until later in the year.

8. There have been a few complaints about pet waste in some of the lawns and sidewalks. Please, be reminded that the owners must pick up after their pets immediately.

9. At last year's annual meeting, we discussed the importance of maintaining an adequate reserve to reduce the possibility of future large assessments for unforeseen events. The board has reviewed our financial position and has voted to increase the monthly dues to \$275 starting in January 2011 to insure that our reserve account remains viable.

Have a great summer.

Larry Fortner #19
President

Don't forget Wayne Smith's party in the pond area on Saturday, 19 June at 6:00PM.