

# WOODBIDGE HOA NEWSLETTER 10-3

## Sept 17, 2010

1. **NEW BOARD OF DIRECTORS NEEDED.** We have two positions that we need to fill at the Annual Homeowner's meeting on November 11. E-mail [steve.kouri@courtneyandcourtney.com](mailto:steve.kouri@courtneyandcourtney.com) or call 260-8216 if you are interested in serving. Please give this some serious consideration.

2. **ANNUAL MEETING OF HOMEOWNERS.** Mark your calendars now. The next annual Woodbridge Homeowner's Association meeting will be on NOV 11 (Thursday) at 6:00PM at the Broadmoor Community Church on Lake Avenue (just west of the Broadmoor Bank). Please plan to attend. If you need directions, please call Courtney and Courtney at 260-8216. One topic of discussion will be the allowing of parking of trucks in driveways.

3. **SECURITY ISSUE.** Recently a homeowner in Fairway Village, just down from us, had their car stolen out of their garage because they had left their keys in their car and the garage door open. Be vigilant in what you are doing. Keep your auto and valuables in your garage and garage door closed unless you are outside. We are not immune from crime in our area.

4. **SPEEDING.** This is a continuing issue. The speed limit on our streets is **15 MPH**. Please remember, we have NO sidewalks, thus people must walk in the streets to get mail, take strolls, etc. PLEASE WATCH YOUR SPEED AND COMPLY WITH THE SPEED LIMIT.

5. **USE OF GUEST PARKING.** The Rules and Regulations state: **"Guest parking areas are to be used for short-term parking of guests (no more than one week). Residents may not utilize the guest parking areas without advance approval by the Board for special circumstances (i.e., those circumstances which render use of driveway and garages impossible or impracticable)."**

Guest parking can be used by all residents when you have social functions and visitors from out of town. Occasionally, workmen may use the guest parking if you are having work done on your unit and other "special circumstances" as cited above. Guest parking is NOT intended for use by residents that have more vehicles than will fit in their garages and driveway. Guest parking is for Guests and NOT your personal overflow parking. Please help by complying with this Rule and Regulation.

5. **HOMEOWNER ISSUES.** If you have an issue/complaint/etc., please contact our property manager FIRST - [steve.kouri@courtneyandcourtney.com](mailto:steve.kouri@courtneyandcourtney.com) or call 260-8216. Please do not contact a member of the Board of Directors (BOD). Additionally, no homeowner should be directing a contractor (e.g. landscaping, painter, etc.) on what to do around their property. All direction comes from the management company and/or a Board member. Remember, the property on the outside of your building belongs to the HOA, NOT the homeowner. Please abide by this request from the BOD.

6. **ACC Requests.** 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, installing 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](http://www.woodbridgetownhomes.com). Fill it out and send it to our management company: [steve.kouri@courtneyandcourtney.com](mailto:steve.kouri@courtneyandcourtney.com). The ACC normally responds to requests in a very short period of time.

7. **Pets.** There have been a few complaints about pet waste on some of the lawns and sidewalks. Please, be reminded that the owners must pick up after their pets immediately. If you see abuses of this issue, please report them to the management company. Also, do not put your pet's waste in the garbage cans by the pond. They do not get emptied very often and we don't need the smell around the pond.

8. **Bears.** We still have a bear in our subdivision. Please do not put your trash out the night before trash pick-up (Wednesday about 8 - 8:30AM). If you can, do not put your trash out until after 7:30 AM. That would be the best situation. The bear has been around as late as 6-7AM.

Larry Fortner #19  
President

**P.S. Please plan to attend the annual meeting on Nov 11 at 6:00PM.**