

## **Woodbridge HOA Newsletter** **28 February 2013**

Fellow Homeowners,

You may recall in the last Woodbridge Newsletter I reported that the board was researching the notion of placing a limit on the number of units within Woodbridge which may be rented/leased at any one time. Why? Both primary and secondary mortgage market participants have requirements, regulations and/or guidelines that place such a limit as a condition of lending/re-financing. Generally, these HUD-initiated guidelines set the threshold at 30%. *Good news:* Our research revealed that Woodbridge is exempt from these guidelines as they do not attach to properties designated as "Single Family Residences", which is how your residence is viewed. Nevertheless, the board is currently of a mind to bring this matter before the owners to determine if they/we are of a collective mind to set a limit anyway. A disproportionate amount of effort by both the board and Property Manager has been spent dealing with renters (not all renters!) on matters ranging from rule infractions to harassing phone calls and emails. FYI, we currently have 13 rental units, which equates to slightly over 20% of the property.

In researching the aforementioned, I came across an El Paso County web site that proffered an opportunity to reduce your property taxes by what I'd estimate to be 35% to 40%. You can read about this at <http://asr.elpasoco.com/Pages/SeniorPropertyTaxExemption.aspx>. The qualifying requirements are that you (1) be at least 65 years of age, (2) have owned the property for 10 or more years and (3) that your property has been your primary residence for at least 10 consecutive years. A copy of the application accompanies this Newsletter.

Please remember, DO NOT EXCEED 15 MPH on Woodbridge Drive. Among other things there are elderly people, children, visually/hearing-impaired people, wildlife and pets walking in these streets that should not be put at risk.

A reminder: If you plan to install an air conditioner, application must be made to the Architectural Control Committee (ACC) in advance. The issue is really one of approving the location of the air compressor within the so-called Common Area.

As reported in the *April 2009 Newsletter*, "an omnipresent issue throughout much of the Woodbridge property has been water intrusion into the lower levels of town homes. A friend of mine, **Rob Cool**, of The Cool Remodeling Company, who was born and raised in the area, told me that where we all now live was once a swamp and even featured quick sand. The water table has been determined to be 8 to 10 feet below the surface. The water intrusion problem

was even the subject of litigation back in the 80's, with the builder having reached a monetary settlement with the HOA ... which some owners spent to "waterproof" their lower levels, while others did nothing. From time to time, there have been owners which have approached the Woodbridge HOA seeking relief ... both to repair lower levels and exteriors. Having read through nearly twenty-five (25) years of files, it's abundantly clear that the HOA has maintained a consistent position of not repairing or maintaining neither home interiors ... nor any subsurface remedial systems, such as drains or foundations. Many owners have remedied water problems at their own, not HOA, expense. The HOA has again been approached about addressing this matter as it relates to a drainage system ... thus my research. As a consequence, my findings are that both the practical and legal basis for the HOA's consistent position over time and described above ought to be codified as a "rule" of the HOA. This was the recommendation of the HOA's outside counsel in 2007 when the same issue was basically raised. Accordingly, *attached hereto you will find a draft version of the proposed rule regarding water intrusion. In advance of the Board voting on this matter in May, written comment from owners is sought.*" It is the intention of this board to again revisit the water intrusion rule at its next meeting.

Please remember that you can read the minutes of the Woodbridge board meetings on our web site at <http://www.woodbridgetownhomes.com/> . Draft minutes of the most recent meeting (typically the 3<sup>rd</sup> Thursday of each month) are generally available within a week of the meeting. The form to make application to the ACC for home or landscape alterations can also be found on this **Sam Giamarvo**-provided web site.

On-site meetings have been held with contractors to address (1) paint touch-up, (2) gutter repair/replacement and (3) exterior wood replacement. The need for paint touch-up is largely believed to relate to the hail storm we experienced last summer, while the gutter work seems to be mostly an on-going battle to overcome both wildlife and human trampling. The wood needs seem largely associated with south-facing exteriors and associated sun exposure. My thanks go to **Bob Jones** who personally spent hours walking the property with the gutter contractor's foreman to identify repair needs. Some new remedial undertakings are being considered in order to reduce the frequency of repair.

If you see repair work that needs to be done, please contact a Board member and or **Steve Kouri**, [steve.kouri@courtneyandcourtney.com](mailto:steve.kouri@courtneyandcourtney.com) , ... not the service providers.

Please share your thoughts and or concerns with me at [Roballeger@gmail.com](mailto:Roballeger@gmail.com)

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