

Fall 2013 Newsletter

2013 Annual General Meeting



We will have our annual general meeting on Tuesday, November 12, at the Mountain Ridge Church in Redmond (18133 NE 68th St., Suite D-100). The proceedings will take place at 7:00 but please come as early as 6:30 to enjoy some pizza and coffee with your neighbors before we get down to business. This is the only regularly scheduled meeting of the year when all owners participate, so come learn what's new and add your voice to the mix. We'll go over last year's activity and expenses, as well as the next year's budget. Oh, and a nice play room with supervision will be provided.

This year is especially important because we have 3 of our 5 director positions up for election (held previously by Shylleza, Chadd, and Ashish). If you would like to recommend someone who is very community-minded for the positions or are compelled to volunteer as a director yourself, please contact directors@woodbridgeowners.com before the meeting. We will be distributing and tallying ballots for this process at the meeting, though if we have fewer than 30% of voting households at the meeting, we'll continue via an electronic vote.

Hope to see you all there!

House Painting



The house painting bug is just starting to hit Woodbridge, and the renewed value of the houses that have taken the step is really obvious. Great work to those of you that are early on the bandwagon!

To make sure we're all keeping our end of the neighborhood beautification bargain, we've modified the house painting rules from being a visual definition of compliance to being a more clear-cut matter of schedules.

Phase I and II homes must have had all faces and shutters repainted between the originally purchased paint job and the end of 2014.

Phase III homes must have had all faces and shutters repainted between the originally purchased paint job and the end of 2015.



Everything you need to know about painting is located on the HOA website, at

<http://www.woodbridgeowners.com/lists/house-painting.html>

Please start there to make sure you're making the right color decisions **before** you invest any money in the job. Remember that any visible exterior change must be approved by the HOA, and paint color is at the top of that list.

A Word from Anna



I am glad to announce that several improvements have been made around our community. Recently, tall plants behind Phase I were trimmed by the City of Redmond and the new drainage system under swings at the play ground area was installed. Thanks to Rich Landscaping company, the playground now stays dry during the rainy weather. Additionally, three video surveillance cameras were installed at the main entrance, play area, and the road that leads from the main entrance to Phase III. Now companies whose trucks that drive off the roads in Woodbridge will be easily compelled to compensate us for the repair costs.

As always, thanks for your efforts in keeping Woodbridge a clean, tidy, and attractive community, and special thanks to our President Brad Halbach for coordination of all the recent and past improvements. Thanks to our Directors for working hard to keep Woodbridge great. It's a voluntary position and your efforts are appreciated by all Woodbridge homeowners.

Community Rules

Our current rules are always available at

<http://www.woodbridgeowners.com/lists/rules.html>

Nevertheless it is not a requirement to have or use an online connection, so we're supplying a printed version here.

Front yard lawns and landscape.

- Grass must not exceed 8" long.
- No more than five weeds should be visible from any adjoining sidewalk (small sprouts aren't counted).
- No completely brown or dead lawns due to lack of watering.
- Holiday lights must be removed in January and are not permitted on homes year round.
- New this year: all plants must be trimmed so as not to overhang any part of the sidewalk, up to a height of six feet.

House paint.

- Changed this year. See the House Painting section above.

Roofs.

- Any more than one square foot of moss coverage must be removed.
- No plants growing out of the gutters or roof may be visible from a sidewalk.

Trash.

- Trash cans must be removed from the street by Saturday morning. The cans must off the street and be past the sidewalk if there is one. If your cans are in an alley then the cans should be brought past the end of the house.
- Loose trash on your property or sidewalk must be removed by Saturday morning as well, even if it was dropped by the garbage collectors or blew in with the wind.

The fine schedule for rules violations is:

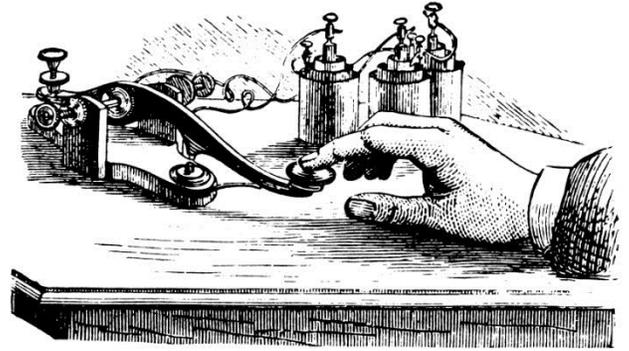
- First notice provides a deadline for compliance. No fine is issued at this time.
- Failure to meet that deadline results in a \$25 fine and a second deadline.
- Failure to meet that deadline results in an additional \$25 fine.

- After this, the HOA may purchase a remedy to the problem. The owner is liable for full repayment of this remedy.
- Failure to pay any of these costs within 60 days of their incurrence will result in a lien being placed on the house. Such liens are removed upon receipt of payment as well as reimbursement for all lien filing fees.

The exception to the above schedule is regarding trash rules:

- An owner's first violation in a calendar year results in a written warning.
- All subsequent violations result in a \$25 fine.

Update Your Contact Info



Is your contact information with the HOA up to date? If you've not been getting emails from us, or you've changed email recently, please update your contact info from our web site. Go to

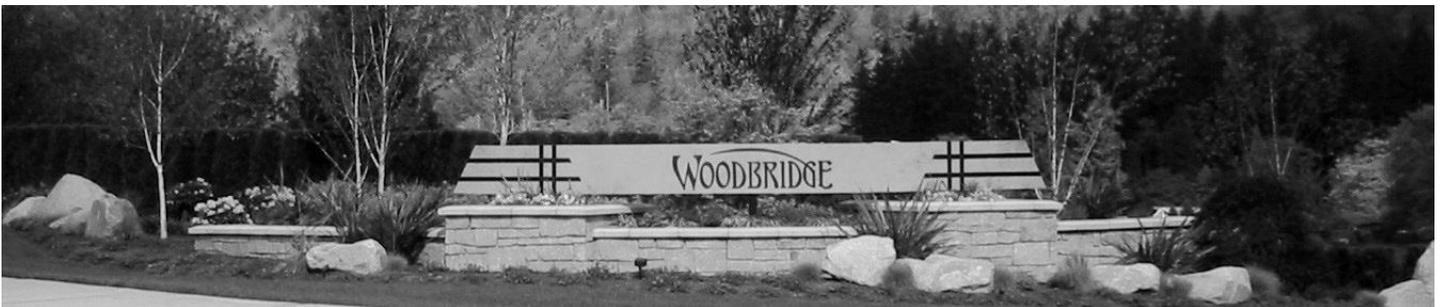
<http://www.woodbridgeowners.com>

and sign up for the community discussion group, or send your email and home address info to

directors@woodbridgeowners.com

For great discussions with your neighbors and useful tips, join the community discussion group at

<http://groups.google.com/group/woodbridgeowners>



Woodbridge HOA, October 30, 2013

FINANCIALS 1/1/2013 through 11/3/2013**INCOME**

Annual Dues	145,350.00
Other Inc	100.00
Other Inc:Checking Interest	540
Other Inc:Escrow Fees	2200
Other Inc:Fines	25
TOTAL INCOME	148,215.00

EXPENSES

Uncategorized 47.61

Administrative

Administrative:Bank Fees	113.45
Administrative:Enforcement	4,540.26
Administrative:Insurance	2,108.80
Administrative:Licensing	10
Administrative:Misc	15

TOTAL Administrative 6,787.51

Community Improvements 21.53

Landscaping

Landscaping:Backflow Testing (Annual)	617.6
Landscaping:Bark	12,399.26
Landscaping:Improvements	6,741.05
Landscaping:Irrigation Repairs	8,054.68
Landscaping:Landscape Repairs	1,374.25
Landscaping:Maintenance (Monthly)	63,418.25

TOTAL Landscaping 92,605.09

Social - Events

Social - Events:Annual Meeting	303.58
Social - Events:July 4th	1,572.56

TOTAL Social - Events 1,876.14

Tax 190.12

Utilities

Utilities:Electric	1,837.79
Utilities:Water	45,137.40

TOTAL Utilities 46,975.19

TOTAL EXPENSES 148,503.19

OVERALL TOTAL -288.19

ASSETS

Cash and Bank Accounts	12/31/2012	11/3/2013
Checking	32,137.31	21,309.12
Savings	80,104.94	90,644.94
TOTAL ASSETS	112,242.25	111,954.06