



Fall 2016 Newsletter

New Homeowners Online Portal

All homeowners in Woodbridge should have received an email invitation to sign up for our new Online Portal. If you have not received an email invitation, first please search your spam, junk, and deleted folders for “appfolio” to attempt to find the activation email. If you still can’t find the email then please send an email to brad@woodbridgeowners.com. We may not have an email address for your property or it may still be recorded as the previous owner. As of 11/30/16, only 30% of our homeowners have activated their accounts.

The January invoice will be visible on 12/17/2016. If you want to take care of the payment ahead of time, please setup autopay at any time prior to that date. Here are a few tips for autopay setup.

Setup autopay for your first payment to occur on January 1st 2017. Please do not use a fixed amount, but instead select pay outstanding balance. This will ensure that funds will only be collected in January and not in future months. Complete the process by entering your checking or credit card information. Note: there is a fee for using a credit card.

For help with the portal please visit: <https://www.appfolio.com/help/online-portal-overview>

Once you login to the portal, also verify your name and contact information. If there are corrections that need to be made please email the corrections along with your address to Brad@woodbridgeowners.com.

Note: If you are renting your property we would also like to update our records to reflect this. Please provide us with the name and contact information for your renters so that we can provide them with appropriate notifications as well.

Service Requests in the Online Portal

The service request feature should be used to make the Woodbridge Homeowners Board aware of an issue related to the community that may require attention.

Some good examples would include: identifying a sprinkler that has been damaged or a tree that has fallen in the park that should be removed. Service requests should not be used to request service to be done to your home or property.

Please be specific as to the location of the issue as well as providing a detailed description. You may also upload a photo of the issue.

Traffic Safety Reminders

Stop sign – An eight-sided sign that is red with white letters. **You must come to a full stop at a marked stop line**, but if none, before entering a marked crosswalk or, if none, at the point nearest the intersecting roadway where the driver has a view of approaching traffic. You must wait until crossing vehicles and pedestrians have cleared and pull forward only when it is safe.

Bus Stop Parking

1. No Parking within 20 feet of a crosswalk or intersection.
2. No Parking within 30 feet of a stop sign.
3. No Parking more than 12” from the curb.
4. No Parking on the wrong side of the street. (*this means you should only be parked on the right side of the street in the direction your vehicle is facing*)
5. No Parking in Yellow painted Fire Lanes.

Taken from Washington State Drivers Guide, 3-24

<http://www.dol.wa.gov/driverslicense/docs/driverguide-en.pdf>

House Painting

By now all homes in the community should have been painted and all homes that have not been painted will be receiving fines. The homes were all supposed to have been painted by 2015 and we have allowed home owners to schedule painting through 2016. However, at this point significant fines will be issued on an annual basis until the delinquent homes are painted. This also includes homes that were painted with colors that were not the original colors and/or did not receive direct authorization from the Woodbridge Board of Directors.

There will be a fine of \$500 for each year a home is not painted. So if your home was not painted in 2016, you will be 1 year over due and be responsible for the fine.

Community Rules

Our current rules are always available at

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

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.

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 be off the street and past the sidewalk if there is one. If your cans are in an alley then the cans should be brought in 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.

Fine Schedules and Procedures

- 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 fines within 60 days of their incurrance could result in a lien being placed on the house. Such liens would only be 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.

Annual General Meeting

The HOA Annual General Meeting was hosted back on Tuesday November 15th 2016. At the meeting we covered a number of different topics and the slides from this meeting can be found by following a link on the www.woodbridgeowners.com homepage.

In the slide deck you will find 2015 and 2016 YTD financials as well as a budget for 2017.

Central Park Renovation Update

This summer we started exploring options for replacing the kids play equipment as well as the surface area around the equipment. The grass area will not be changed/affected by this project.

The current playset is about 15 year old and is aging. Many sections of the current playground equipment are falling apart and are due to be replaced. The surface currently consists of cedar wood chips which is a hassle

to replenish, creates a mess around the area, as well as not the safest option for the kids.

We have reached out to a few local firms for quotes. One that seems promising till now is modern looking, practical, and serves a wider age group. The equipment has brighter colors. The surface can potentially be artificial grass or rubber/rexin product both of which are more durable, long lasting and much better visually as well as to walk/run on.

We are hoping that we will be able to close out the finalize our selection of vendors and equipment in late winter. Budget permitting, we hope to have construction begin in early Spring.



