

Summer 2011 Newsletter

Election Year in Woodbridge

Two of the directors' terms will be up at the end of the year. The election for these positions will be held at the AGM on Oct. 11th. If you are interested in putting aside a small amount of time to help your community, then please send in your nominations to directors@woodbridgeowners.com. The only criterion for participation is a willingness to devote 5-10 hours a month to the functioning of the HOA.

The Amazing Boy!

What a source of pride to his parents and the entire Woodbridge neighborhood! This summer 9-year old Aaryea Naik, a boy from phase II, finished the 202-mile Seattle-to-Portland STP ride. The STP is one of the nation's largest recreational rides, with 10,000 registrants this year. We congratulate Aaryea and his parents Ashvin and Charu on this exceptional achievement!



In this issue...

Board of Directors Update
Financial Report
Missing funds are restored to the HOA
New Features on the Playground

Mark your calendars for the annual HOA meeting on Tuesday evening, October 11th. Please email the community forum if you have any questions about the event.

July 4th Barbecue in the Community

Spending time together creates the unforgettable feeling that we all are part of a great community. From year to year we have better and better 4th of July celebrations. Thanks to Brad, Chadd, Ashish, and many of you who volunteered and fully devoted your time to make it a truly fun day! Our children enjoyed playing on inflatable structures again, and—new this year—playing with custom-made balloons.

HOA President's Message:

Fellow residents of Woodbridge,

I am glad to announce that several improvements have been made around our community. Old benches were replaced, new rubber tiles were installed, and fresh cedar chips were applied to the playground area.

This spring we decided the original benches that were installed by Conner Homes were in need of repair. As a result we ordered some composite 2-x-4s for a much needed upgrade. The new composite material will not rot like the old benches nor will they require painting. The replacement went very smoothly and has revitalized the three benches that we replaced. The total cost for the 3 benches was about \$670 which is a great deal when you compare it with the cost of the new benches we installed last year at a price of about \$700 each fully installed.

We also had a good number of volunteers come out and assist with the installation of some 2" thick rubber tiles. The rubber tiles were installed under the swings, monkey bars, and rings at the playground. The goal of this project was to provide a safer surface beneath each of these play areas for when the wood chips manage to get dispersed or thin in areas. The rubber tiles will assure that any fall that may occur will not result in contact with rocks or the hard clay beneath the surface of the wood chips. The rubber tiles cost about \$1000 and were installed by members of the community.

The last thing we did this spring was applying fresh cedar chips to the playground area to again make the area safer and freshen up the existing area. The cost of the wood chips and installation was \$1095.

Additionally, this year Woodbridge applied for and may receive a grant from city of Redmond to cover \$5000 costs for the installation of additional swings, that would be located in little triangle green park area on 67th Way.

As always, thanks for your efforts in keeping Woodbridge a clean, tidy and attractive community, and thanks to our Directors for working hard to keep Woodbridge great. Its a voluntary position and your efforts are appreciated by all Woodbridge homeowners.

Brad Halbach

Woodbridge HOA Bank Balances on 1/1/11 and 8/8/2011

Account	Balance	Balance
ASSETS		
Cash and Bank Accounts		
Checking	48,371.43	139,211.12
Reserve CD	0.00	70,105.94
TOTAL Cash and Bank Accounts	48,371.43	209,317.06
TOTAL ASSETS	48,371.43	209,317.06
LIABILITIES		
	0.00	0.00
OVERALL TOTAL	48,371.43	209,317.06

**Itemized categories YTD
1/1/2011 through 8/1/2011**

8/8/2011

Date	Account	Num	Description	Memo	Tag	Clr	Amount
INCOME							223,631.03
	Annual Dues						166,714.00
	Other Inc						56,917.03
	CD Interest						105.94
	Checking Interest						0.62
	Escrow Fees						1,800.00
	Fines						150.00
	Loss Recovery						54,860.47
EXPENSES							-62,685.40
	Administrative						-1,685.71
	Bank Fees						-9.95
	Insurance						-1,615.81
	Licensing						-10.00
	Misc						-49.95
	Community Improvements						-2,884.64
	Landscaping						-49,607.56
	Backflow Testing (Annual)						-510.00
	Irrigation Repairs						-6,611.56
	Maintenance (Monthly)						-42,486.00
	Social - Events						-2,814.71
	Annual Meeting						-501.35
	July 4th						-2,313.36
	Tax						-199.77
	Property						-199.77
	Utilities						-5,493.01
	Electric						-1,643.24
	Water						-3,849.77
TRANSFERS							0.00
OVERALL TOTAL							160,945.63

Missing Funds are Restored to the HOA

As many of you recall, we emailed the community forum on Google Groups about an update on the legal case against the former Woodbridge HOA Treasurer, Ms. Cox, and now, we are glad to provide you with more details about the case. Recently, the official report from King County Court was acquired and the important decisions regarding received funds have been made by the Board of Directors.

Ms. Cox plead guilty in a King County Court. She was indicted on six counts and was ordered to spend 10 days in prison and two years in probation. The court also ordered Ms. Cox to return the amount of \$54,860.47, which was the total amount missing from the HOA funds per the legal records. In March 2011, we received a check for that amount from King County and deposited it in the Woodbridge bank account.

On March 21st, 2011, the Board of Directors held a meeting where it was decided to put the money received from King County to HOA reserve. In the past years our community has carried little to no reserve for any eventualities, and the board of Directors has decided to use the funds in case of simultaneous urgent expenses. The reserve account was created with exactly 70,000 dollars. That included the recovered money as well as some existing savings that were accrued through a surplus last year, and from 2011 dues.

A copy of the court order for the indictment was obtained and is available to any Woodbridge resident, upon request. Additionally, on the second page of this newsletter you can review Woodbridge financial statements.

We would also like to thank everyone in the community for their support and understanding during the difficult time we faced when we discovered the funds to be missing from the HOA. Thanks to your support and the pro-active effort from the HOA Board of Directors, during the last two years we managed to get through this difficult time without needing to do any special assessment to the homeowners.

Board of Directors



Brad Halbach, President

bhalbach@lightinguniverse.com

My name is Brad Halbach. My wife Kari and I have lived in the Woodbridge community since 2002. I am the co-founder of LightingUniverse.com based in Kirkland.



Chadd Merrigan, Secretary

cmerriga@yahoo.com

Chadd lives in Phase III with his wife Lena and two children Egan and Kiera. He's a software developer at Spoon in Seattle, and formerly a professor of piano at the University of South Florida. His family is grateful that they found a home here in Woodbridge before they were all snatched up.



Ashish Arora

ashinusa@hotmail.com

I am a VLSI (chip design) engineer working at Nintendo in Redmond. I have been a resident of Woodbridge since August 2006.



Shylleza Vasisht

shylleza@hotmail.com

Has been a resident of Woodbridge since 2004, enjoys the neighborhood, and is the mother of two kids. Enjoys outdoor and travel.



Anna Martca

annamartca@hotmail.com

Anna is a broker at RE/MAX. She fell in love in Woodbridge, and since 2004 she happily lives in the community with her husband Serguei and two children Valentin and Valeria.

New Real Estate Broker in our Community

Advertisement

Dear Neighbor,

I am happy to introduce myself. My name is Anna, and I live in Woodbridge with my husband Serguei and two our children Valentin and Valeria. We came a long way from Siberia, Novosibirsk City, Russia in 1999 and happily became residents of Woodbridge in 2004. We all enjoy our neighborhood, as we like the little green belt, cozy houses, and most of all, we found new friends in this great community!

For less than a year I've held my license as Broker and truly enjoy my work. I can help with all your real estate needs. If you need to buy or sell your house, buy a vacation house, buy real estate properties for investment purposes or looking for a space for your business, don't hesitate to contact me—I am here to help. I work in a team of outstanding professionals: tax specialist, lawyers and excellent loan officers. Any time you have a question, call or email me.

Enjoy a personal approach, much attention, and effective and fast ways to solve your problems!

Anna Martca



Anna Martca
Real Estate Broker
RE/MAX Eastside Brokers,
11555 SE 8th St, Suite 200
Bellevue, WA 98004

Cell: (425)443-2216

Update your Contact Information

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 at www.woodbridgeowners.com.

Go to: <http://www.woodbridgeowners.com> and select "Update Contact Info".

For great discussions with your neighbors and useful tips, you can also join our community group at <http://groups.google.com/group/woodbridgeowners>

