

## Summer 2012 Newsletter

### July 4th Community Barbeque

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Come join us at the playground on **July 4, 12-2pm** for our annual Woodbridge community barbeque. We will have bouncy houses, cotton candy, and balloon artists for the kids. The homeowners association will provide all food, desserts, and refreshments.

What to bring: yourself and your family. Bring **chairs** for relaxing. If it is a hot day you might also want to bring some **shade**.

We need your help too!

- We urgently need some **barbeques for grilling**. The larger the better. If you have a barbeque grill that you can loan the HOA for the event please email us at [directors@woodbridgeowners.com](mailto:directors@woodbridgeowners.com). We will pick up your grill from your home on the morning of the 4th and will return it that afternoon. We will also supply gas or charcoal.
- We need help the night before and the morning of **preparing some food**. This year we hope to do the preparation in a homeowner's kitchen so we have proper surfaces and sinks to work with. We need volunteers to help cut tomatoes, onions, lettuce, and other food preparations.
- During the event we need:
  1. People to help **cook food** on the grills.
  2. People to take turns working the **cotton candy machine**.

3. People to monitor the **garbage cans** and remove the bags before they get overfull.
4. Someone to take **photographs** of the festivities for the web site.

If you can help us with any of the above items please email the [directors@woodbridgeowners.com](mailto:directors@woodbridgeowners.com). Provide your name and what you would be willing to assist with.

### Neighborhood Spruce-Up

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Over the last number of months the appearance of our neighborhood has been deteriorating, and the age of our neighborhood is starting to show, especially in the paint. Phase I homes are now around **10 years old!** Many now require repainting as well as most homes with shutters. There are services that will take your shutters down and paint them off site for a reasonable price.

This summer and fall we are going to begin to use a third party to inspect the neighborhood for specific rules and expectations we have for our neighborhood. The contractor that will be enforcing the rules will be visiting about every three or four weeks. On each visit they will note any rule violations and will issue written notices. The following items will be enforced:

**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.

#### **House paint.**

- Paint must not be noticeably fading or chipped.
- Shutters must not be visibly peeling from the sidewalk, or have patches of paint missing in patches larger than a square inch.

#### **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**

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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](mailto: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, June 23, 2012*