



2023 Annual General Membership Meeting

WOODBIDGE

Homeowners Association

Jan 7 2024

Agenda

- Introduction
- Financials
 - Annual HOA Dues
- Call for Action
- Security Initiatives
- Reminders
- Open Floor

Introduction

Total Homes - 346

Single Family Homes - 280; Townhomes - 66

Board of Directors

President - Brad Halbach

Co-Vice President - Geetika Sheokand

Co-Vice President - Arun Kalaiselvan

Treasurer - Ajay Gupta

Secretary - Ian McIntyre

Board Chairs and Volunteers

Architectural Committee Chair & Legal Questions Adviser- Ian

Landscaping Chair - Geethika

Landscape Irrigation Chair - Arun

Neighborhood Safety Program Chair – Srikanth

Escrow Approval Chair - Brad

Social Event Logistics Chair - Brad

Playground Garbage Monitor – Arun

Finance & Budget Chair - Ajay

AppFolio Communications Chair - Arun

Rules Enforcement - Ian

Neighborhood Watch Program Chair - Prabhu*

Pond and Fountain Maintenance Chair - Tracy*

Woodbridge Residents WhatsApp Group Admin - Himani (Privately Managed/ Moderated)

Woodbridge Facebook Page Admin - Dan (Privately Managed/Moderated)

Financials

2023 Statement of Activity

Operating Expenses		Income	
Landscaping - Monthly Maintenance	\$99,144.96	Annual Dues	\$238,140.00
Utilities - Water	\$36,585.79	Escrow	\$800
Landscaping - Irrigation	\$11,829.61	Interests	\$26.39
Community Safety and Security	\$11,725.65		
Utilities - Water, Storm water, Garbage	\$8,799.19		
Landscaping - Ponds and other projects	\$7,182.74		
Insurance	\$4,131.10		
Social Events	\$3,793.76		
Software - Property Dues Management	\$3,695.93		
Other	\$412.71		
Total Expenses	\$187,301.44	Total Income	\$238,966.39

2024 Budget

Expected Income	\$ 235,000
Expected Expenses	Amount \$
Landscape - Maintenance	\$ 100,000
Landscape – Mulching	\$ 20,000
Landscape - Special Projects	\$ 20,000
Landscape - Irrigation repairs	\$ 10,000
Utilities (Water + Electricity + Stormwater)	\$ 45,000
Pond Fountain Maintenance	\$ 15,000
Play Structure Replacement Fund	\$ 10,000
Sidewalk Tree Replacement Fund	\$ 5,000
Flock Security	\$ 10,000
Insurance, Appfolio, Property Tax, Website, Events	\$ 15,000
Total Budgeted Expenses	\$ 250,000

Assets History

Year to Date Start & End Balances

	2020	2021	2022*	2023	2024
Assets at the start	\$160,933.37	\$222,069.60	\$198,089.06	\$267,314.85	\$309,601.68
Income	\$188,231.40	\$181,831.12	\$262,458.31	\$238,966.39	\$235,000.00*
Expenses	\$127,095.17	\$205,765.15	\$193,232.52	\$196,679.56	\$250,000.00*
Assets at the end	\$222,069.60	\$198,089.06	267,314.85	\$309,601.68	\$294,601.68*

Legend:

- * - Estimates
- Reserves: \$100,000 (~50% of Expenses) Long term project funds
- Assets as of Nov 30th year end

Annual HOA Dues for 2024

- **Single Family Dues \$750** same as last year
- **Townhome Dues \$450** same as last year

HOA Dues Payment Portal:

<https://woodbridgehoa.appfolio.com/connect/>

Due Payments are Due by - Jan 31 2024

HOA Portals

- HOA Dues Payment Portal

<https://woodbridgehoa.appfolio.com/connect/>

- Woodbridge HOA Website

<http://www.woodbridgeowners.com/>

Community Discussion Group (Subscribe from HOA Website)

woodbridgeowners@googlegroups.com

HOA Board of Directors Contact e-mail

directors@woodbridgeowners.com

Call for Action

Are you looking to get more involved?

- What are you passionate about?
 - Parks, events, administration, social events, safety, security, landscaping, etc.
- This is your chance to make a difference in your community!
- Influence decisions made by the board
- Join us!

Committees: volunteers needed

- Neighborhood Watch Program
- Pond and Fountain maintenance committee
- Architectural committee
- Landscaping committee
- Enforcement committee
- Finance committee
- PR/ Events committee
- Sidewalk safety committee

Help shape Southeast Redmond park

- Volunteer to help shape Southeast Redmond neighborhood park
- <https://www.letsconnectredmond.com/seredmondpark>
- Participate in final design review

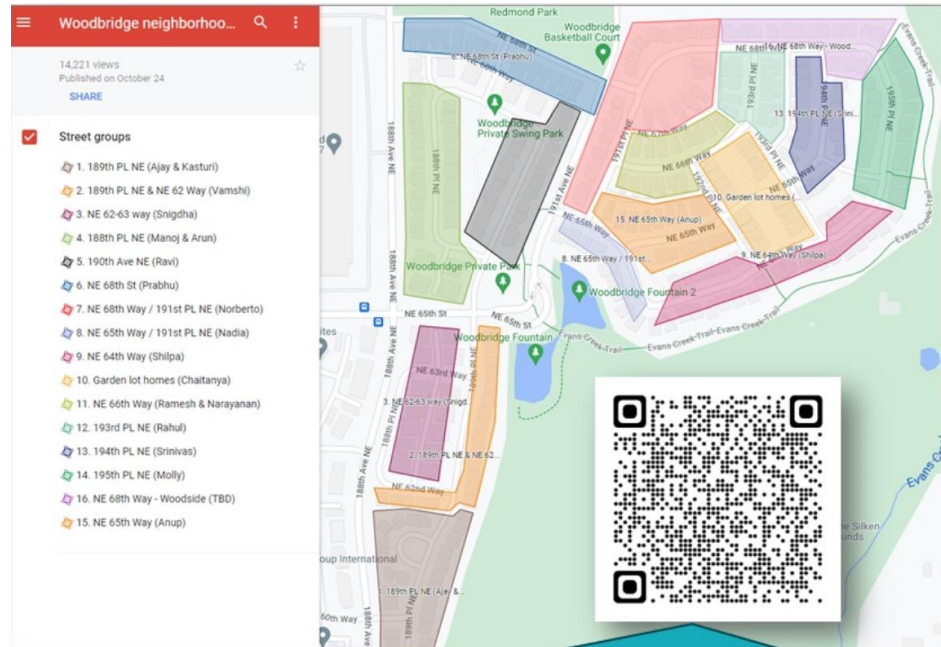
Woodbridge Community Security

Flock Security Initiative

- <https://www.flocksafety.com/>
- License Plate Readers will be installed at each of the 4 entrances in Q1 2024.
- Recommended by Redmond PD
- License plates of vehicles entering the community are recorded
- For Privacy and data retention policies – Flock FAQ
- For data access
 - Woodbridge Security committee is formulating operating procedure
 - Will be shared and uploaded at Woodbridge website soon after the cameras installed

Neighborhood Watch program

- Neighborhood Watch is one of the most effective crime prevention programs in the country, bringing citizens together with law enforcement to deter crime and make communities safer.
- Woodbridge has street level neighborhood watch program
- Participants look out for one another, keep an eye on the neighborhood, observe and report suspicious activity.
- Participants NEVER act in lieu of police or put themselves in harms way
- <https://www.redmond.gov/623/Neighborhood-Watch>
- Scan QR code and join your street watch group



The screenshot displays the 'Woodbridge neighborhood' app interface. On the left, a list of 15 street groups is shown, each with a colored diamond icon corresponding to a map area. The groups are:

1. 189th PL NE (Ajay & Kasturi)
2. 189th PL NE & NE 62 Way (Vamshi)
3. NE 62-63 way (Snigdha)
4. 188th PL NE (Manoj & Arun)
5. 190th Ave NE (Ravi)
6. NE 68th St (Prabhu)
7. NE 68th Way / 191st PL NE (Norberto)
8. NE 65th Way / 191st PL NE (Nadia)
9. NE 64th Way (Shilpa)
10. Garden lot homes (Chaitanya)
11. NE 66th Way (Ramesh & Narayanan)
12. 193rd PL NE (Rahul)
13. 194th PL NE (Srinivas)
14. 195th PL NE (Molly)
16. NE 68th Way - Woodside (TBD)
15. NE 65th Way (Anup)

On the right, a map shows the neighborhood layout with these groups highlighted in various colors. A QR code is overlaid on the map for joining the program.

1. Scan QR code
2. Click on the area belonging to your house
3. Join the corresponding WhatsApp group for neighborhood watch (link in the description)

Home Security – Recommendation checklist

- ✓ Front and back porch lights on from dusk to dawn
- ✓ Cameras at the front and back of the house
- ✓ Professionally monitored security system
- ✓ Security Film on the back door
- ✓ Have door and window stoppers in place
- ✓ Lock backyard/side yard fence doors
- ✓ Keep valuables in a safe deposit box
- ✓ Keep lights on inside the house when you are away
- ✓ Know your neighbors and watch for one another
- ✓ Stop newspaper/milk delivery when going on long vacation
- ✓ Sit in the car first and then open the garage to leave, not hang around the front and show you are all leaving
- ✓ **Redmond Police recommends that you call 911 immediately if you find anything suspicious.**

Communitywide Security – Defense in Depth

- Security is a multilayered approach
- No approach alone is foolproof, together significantly protect community and individual property



Reminders

Garbage Cans Removal Enforcement

- Garbage pickup day is Monday
- The garbage cans need to be put out no earlier than Sunday
- The garbage cans need to be removed by Tuesday night
- We are going to start giving out fines for garbage cans left on the street on Wednesday Morning
- Warning will be issued and then \$25 Fine

Home Repainting and Front Lawns Standards

- Main fences that have been replaced need to be **stained** (not painted) with approved stain color
 - Approved colors schemes for homes and fence can be found at Sherwin-Williams across from Whole Foods (ask to see the Woodbridge bidner)
- Shrubs in front or side of the homes need to be trimmed back away from sidewalks (up to six feet high)
- Overgrown trees in the front yards need to be trimmed back from sidewalks and homes
- Grass on the front lawn need to be cut and maintained weeds free
 - Weeds that left to grow contaminate community landscape and add labor hours for our community maintenance crew

Parking Enforcement

- We continue to receive complaints about cars blocking sidewalks and overnight parking of boat trailers
- It is a big safety concern
- If your driveway is too short to park your entire car, you can not park there
- We will start giving notices to cars that are blocking sidewalks
- We will then report violators to Redmond Police Department
- Extended overnight parking of boat trailers and RVs are not allowed

City of Redmond Parking Rules

PARKING IS PROHIBITED:

- on a sidewalk or street planting strip
- within an intersection
- on a crosswalk
- any place where official signs prohibit parking
- in front of or within 5 feet of a driveway
- within 15 feet of a fire hydrant
- within 20 feet of a crosswalk
- within 30 feet of a stop sign, yield sign, traffic signal, or flashing signal
- wheels must be parallel to the curb and no more than 12 inches from the curb

A vehicle can park on a public street for no longer than 24 hours, after which time it could be considered a traffic safety hazard or reported as abandoned

<http://www.redmond.gov/Transportation/Resources/Parking>

School Bus Passing Laws of Washington

NOT ALLOWED

- Passing the school bus with the STOP sign out

ALLOWED

- Crossing the intersection in front of the stoped bus with the STOP sign out

Home Structure/Major Landscaping Modifications

If you are modifying your property to conform to the City of Redmond's sight triangle rules, or for any other reason, please keep in mind our community regulations:

- Any major landscaping, architectural changes, decks, and structures over 6 feet tall, must be approved by the Architectural Committee. Please email plans to directors@woodbridgeowners.com
- In particular, no fences on corner lots (hedge fences are okay)
- See Article 5 of the codes for more details:
<http://www.woodbridgeowners.com/documents/c-c-and-rs.pdf>

Open Floor...

Questions, Clarifications, Comments