



A Publication of the Woodbourne Homeowners Assoc. ❖ Woodbourne is a Covenant Protected Community

August 2019

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Labor Day – Trash Pick-up Delay

Because Labor Day falls on a Monday, our regular trash pick-up day will be delayed by one day in September. So Waste Connections will be picking up the trash on Tuesday, September 3, 2019 next month. Don't put out your trash too early, especially in the heat.

Woodbourne Clubhouse Fire and Repairs Update

The installation of the new replacement pool boiler has begun. By the time you read this, it is anticipated that the installation will be complete. This means that the pool will be at its regular temperature for the rest of the pool season.

We know that there are a lot of concerns that people have, and we want to assure you all that the Woodbourne HOA Board worked to get this situation resolved as quickly as possible. As always, if you have questions, please feel free to contact Board President James Meyer at 720-371-0400 or at james_m@woodbournehoa.org. The Board would like to thank all of you for your patience around the pool boiler issues.



August Board Meeting

August 21, 2019, 7:00 p.m.
at the Clubhouse

Notes From the Board

July is gone, August is here. The heat of the summer will be in full swing. The major event of this month is that school will be starting on August 14, 2019. Once that happens, the pool will be on reduced hours due to lack of lifeguard coverage.

Unfortunately, we did not have a quorum at the July Board meeting due to unexpected Board member absences. We did entertain a discussion regarding having the bathrooms in the clubhouse redone. We also discussed the possibility of extending the pool season into September and the status of the pool boiler replacement. Unfortunately, the Board could not act on any of those discussions due to the lack of quorum.

Speaking of the pool boiler, the work has started and is expected to be concluded by the time this newsletter comes out. The pool boiler was slated to be replaced in 2022, so in a way, the boiler was replaced a little earlier with some savings to the budget. Barring unforeseen circumstances Woodbourne's pool should be in very good shape going into next year.

In the August meeting we will be discussing insurance matters and how we want to move forward in discussions with our insurance adjuster. Have a great few days until school starts.

Our next Board meeting will be held on August 21, 2019, at 7:00 p.m. at the Clubhouse. Please contact Emily Baker with Management Specialists at 720-974-4235 with any questions.

—James Meyer, President



Trees and Neighbors

The poet Robert Frost said in his poem Mending Wall that "Good fences make good neighbours" but he didn't say anything about trees. Outside of pets, trees probably cause more tension between neighbors than anything else. Conflicts involving trees and neighbors can usually be avoided if you talk to, and have an understanding with, your neighbors.

Even though a tree may be planted well within your property lines, over time as that tree grows, the branches can extend beyond your property line and into your neighbor's yard. Even though this may not be a problem initially, it could become a problem if the branches over the property line need trimming for safety issues, are diseased, or if they're simply in the way. Discussing a plan with your neighbors can help ensure that there is a clear understanding and that you're both satisfied when it comes time to trim the branches. In addition, leaves, pine needles, and pine cones may fall into your neighbor's yard from your trees. It's a good idea to talk to your neighbor about this issue as well. Remember that being a good neighbor means being conscientious and respectful of your neighbor's property.

continued on page 2

Trees and Neighbors, *continued from front page*

It's important to remember that dead or dying trees or branches can fall at any moment, not just during severe weather and storms. Tree removal can be a dangerous task that should not be attempted by a novice. Proper tree pruning and trimming services completed by a professional, can help your trees survive through many years of seasonal changes, severe storms, and more.

Knowing all of this, as a property owner, you need to make sure that you are regularly checking the trees on your property for anything that could have the potential to create a dangerous situation for you or your neighbors. Furthermore, it's essential to make sure that you are not only checking those trees that are contained solely within your property. Make sure you are also watching those trees whose trunk is contained within your property but that have limbs and branches that extend into your neighbor's property. Performing regular checks can help you determine if you need to hire professional tree trimmers to address issues with low hanging or dangerous branches and trees, before severe weather strikes or an Act of God occurs. By checking your trees regularly, you can easily avoid a dangerous tree situation that has the potential to cost you thousands and cause significant damage to your neighbor's property or your own.

Woodbourne Pet Reminder and Animal Restrictions

It is important for Woodbourne residents to remember that there are pet restrictions in the community. The size of the lots in Woodbourne make it an inappropriate setting for raising animals other than a certain number (per county restriction) of domesticated dogs, cats, and other common household pets. Raising bees or other insects is not permitted. Raising livestock such as horses, goats, sheep, or chickens, is prohibited.

In addition, there are several restrictions regarding dogs. Per county ordinance, all dogs must be on leashes when off the owner's property. Also, dogs should not be allowed to bark excessively. Please be a considerate dog owner. Keep your dog inside at night when possible and, if your dog is left outside all day and is known to bark, please take measures to prevent excessive barking. When you walk your dog, it is a good idea to take a plastic bag with you to remove your dog's waste. The Board has installed pet waste stations to assist dog owners with this.

If you become aware of any of these types of animal activities, please report them to the Community Manager, Emily Baker. It is a safety risk to fellow residents to have these types of activities in the Community.

Recreational Vehicles and Boats

Please be aware that any recreational vehicles, trailers, boats, etc. may only be parked in the neighborhood for 72 hours before or after a trip for the purposes of packing, unpacking, or cleaning. Anything beyond this time period is a violation of the covenants. You will receive a violation notice and possible fines for continued violations.

2019-2020 Board Members

James Meyer	720-371-0400	President
Justin Sasso	970-396-1119	Vice President
Tom Estes	303-933-9121	Secretary
Sharon Erickson	720-238-3601	Treasurer
Jeff Lubthisophon	303-942-0942	At-large
Alex Crosby	303-552-7586	At-large
Drew Tooley	303-641-0186	At-large
Dave Stromberg	970-932-9363	At-large

WOODBOURNE WEB SITE: www.wbo.msioha.co.

Sign in and you will be directed to

Woodbourne's community page.

*Management Specialists, Inc., 11002 Benton Street,
Westminster, CO 80020*

Emily Baker, 720-974-4235, Community Manager
ebaker@msioha.com

Home Owner Education: <http://www.hindmansanchez.com>

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News Articles

The deadline for news articles is the 15th of the month before the next month's issue. Please email news articles to the editor at woodbourne.editor@hotmail.com. No endorsement of any product or service is implied or stated by its inclusion in the newsletter. **All articles must be approved by the editor for publication, or as space permits.**

Advertising

The deadline for advertisements is the 15th of the month for the next month's issue, except for the Jan. issue which is Dec. 6th.

To place an ad, call **Colorado Lasertype, 303-979-7499.**

Email: getinfo@coloradolaser.com

To find ad rates and discounts, go to

www.ColoradoLaser.com

and click on the "Advertising Rates" link.

On-line Clubhouse Reservations

Are you planning a party or considering reserving the clubhouse? Woodbourne's website now has a Reservation Calendar. You may view available dates and even place a reservation request any time, day or night. The request process is very simple, so please log on to Woodbourne's website at www.msioha.com, and take a look.

The Clubhouse Reservation Calendar may be accessed directly by going to Resident Services and then drop down to Clubhouse Reservations. To request a reservation, click on the Request Reservation button located on the Clubhouse Calendar and fill out the on-line form. Management Specialist's Reservation Specialist will receive your request and contact you with information on confirming the reservation. Please give us a call at **303-420-4433** for additional assistance or to speak directly to your Reservation Specialist. Of course, if you ever need help you can also contact any Board member.

Violation Report

All reported violations for mid-June through mid-July are categorized below. This includes everything from an initial warning letter to fine imposition:

- Trash 3 violations
- Trees 10 violation
- No ACC approval 1 violation
- Weeds 2 violations
- Parking 1 violation
- Barking dog 1 violation
- Paint 2 violations
- Items in view 1 violation
- Lawns 5 violations
- Trailer 1 violation
- Misc. Maintenance 1 violation

If you would like to report a violation, please contact Emily Baker at Management Specialists.

Children’s Eye Health and Safety Month

It’s time to schedule eye exams for your children as you make plans for the coming school year. Find information and resources on vision care at the American Academy of Ophthalmology website: <https://www.aao.org/eye-health/resources/articles>



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Discussion Items for August Board Meeting

At the August Board meeting, we will be discussing the following:

- Clubhouse fire repairs
- ACC policies
- Clubhouse bathroom repairs
- Clubhouse reservation forms
- Insurance issues



We often do not know what will be discussed at our meeting until shortly before. Our agendas and meeting minutes are posted on our website prior to our meeting and should contain more up-to-date information. You can also contact Management Specialists with any questions regarding upcoming or prior issues.

Special Events

Special events are a vital part of bringing the Woodbourne community together. This year we had a great group of volunteers and sponsors who helped us, and we look forward to your volunteerism and sponsorship next year. We cannot do it without your help. Here is a list of upcoming events for 2019. The Board is excited about them and we hope you are too.

- Pool Closing
Tuesday, September 2, 2019
- Budget Approval Special Meeting
November 20, 2019
- Holiday Hayride
December 14, 2019

These events have been great in the past, and we look forward to them being awesome in the future.

—James Meyer, President

I believe that the greatest gift you can give your family and the world is a healthy you.

—Joyce Meyer

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Slow Down: Back to School Means Sharing the Road

School days bring congestion: School buses are picking up their passengers, kids on bikes are hurrying to get to school before the bell rings, harried parents are trying to drop their kids off before work. It's never more important for drivers to slow down and pay attention than when kids are present – especially before and after school.

If You're Dropping Off

Schools often have very specific drop-off procedures for the school year. Make sure you know them for the safety of all kids. The following apply to all school zones:

- Don't double park; it blocks visibility for other children and vehicles
- Don't load or unload children across the street from the school
- Carpool to reduce the number of vehicles at the school

Sharing the Road with Young Pedestrians

According to research by the National Safety Council, most of the children who lose their lives in bus-related incidents are 4 to 7 years old, and they're walking. They are hit by the bus, or by a motorist illegally passing a stopped bus.



A few precautions go a long way toward keeping children safe:

- Don't block the crosswalk when stopped at a red light or waiting to make a turn, forcing pedestrians to go around you; this could put them in the path of moving traffic
- In a school zone when flashers are blinking, stop and yield to pedestrians crossing the crosswalk or intersection
- Always stop for a school patrol officer or crossing guard holding up a stop sign

- Take extra care to look out for children in school zones, near playgrounds and parks, and in all residential areas
- Don't honk or rev your engine to scare a pedestrian, even if you have the right of way
- Never pass a vehicle stopped for pedestrians
- Always use extreme caution to avoid striking pedestrians wherever they may be, no matter who has the right of way

Sharing the Road with School Buses

If you're driving behind a bus, allow a greater following distance than if you were driving behind a car. It will give you more time to stop once the yellow lights start flashing. It is illegal in all 50 states to pass a school bus that is stopped to load or unload children.

- Never pass a bus from behind – or from either direction if you're on an undivided road – if it is stopped to load or unload children
- If the yellow or red lights are flashing and the stop arm is extended, traffic must stop
- The area 10 feet around a school bus is the most dangerous for children; stop far enough back to allow them space to safely enter and exit the bus
- Be alert; children often are unpredictable, and they tend to ignore hazards and take risks

Sharing the Road with Bicyclists

On most roads, **bicyclists have the same rights and responsibilities as vehicles**, but bikes can be hard to see. Children riding bikes create special problems for drivers

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<p>Saturdays SOUTHWEST PLAZA MAY 4 - OCT. 26 Southeast Parking Lot Wadsworth & Bowles 8am-2pm or Sellout</p>	<p>Saturdays LAKEWOOD JUNE 15 - SEPT. 28 9077 W Alameda Ave Alameda & Garrison (Mile Hi Church) 10am-2pm or Sellout</p>
<p>Sundays HIGHLANDS RANCH MAY 5 - OCT. 27 Highlands Ranch Town Ctr. 9288 Dorchester St. 10am-2pm or Sellout</p>	<p>Wednesdays LITTLETON JUNE 12 - SEPT. 25 Aspen Grove Lifestyle Ctr. 7301 S. Santa Fe Dr. 10am-2pm or Sellout</p>

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www.denverfarmersmarket.com



Slow Down, *continued from page 4*

because usually they are not able to properly determine traffic conditions. The most common cause of collision is a driver turning left in front of a bicyclist.

- When passing a bicyclist, proceed in the same direction slowly, and leave 3 feet between your car and the cyclist
- When turning left and a bicyclist is approaching in the opposite direction, wait for the rider to pass
- If you're turning right and a bicyclist is approaching from behind on the right, let the rider go through the intersection first, and always use your turn signals
- Watch for bike riders turning in front of you without looking or signaling; children especially have a tendency to do this
- Be extra vigilant in school zones and residential neighborhoods
- Watch for bikes coming from driveways or behind parked cars
- Check side mirrors before opening your door

By exercising a little extra care and caution, drivers and pedestrians can co-exist safely in school zones.

—<https://www.nsc.org/home-safety/seasonal-safety/back-to-school/drivers>

Western Welcome Week Gold Panning on the Platte

Saturday, August 10, 2019 @ 9:00 a.m. - 12:00 p.m.
Carson Nature Center, South Platte Park
3000 W. Carson Drive, Littleton

Pan for gold just like they did in the Colorado Gold Rush, and take home your bounty! South Suburban Parks and Recreation naturalists will provide the expertise and equipment for families and individuals to search for gold. Water shoes recommended; bare feet are not permitted in the river.

“We find about the same amount of gold found by the early prospectors who started the Gold Rush — a flake or two in almost every pan,” said Skot Latona, Supervisor of South Platte Park. Everyone is welcome to keep whatever gold they find. This is a unique opportunity for people to connect to the community and find out what life was like in the South Platte River Valley 150 years ago.”

— <https://westernwelcomeweek.org/events/goldpanning/>

Little League World Series, Aug. 15–25

There are no underdogs, upsets, or losers—just kids with a lot of heart, playing their favorite sport. Let's root for all of them.



World Photo Day, Aug. 19

Reorganize your photo albums, scan copies of family photographs to preserve them in a digital format, or go exploring with your camera ready to capture the action unfolding around you today.

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World Water Week, Aug. 25–30

In an effort to develop a water-wise world, individuals and organizations from around the globe meet in Sweden annually to brainstorm sustainability issues and preserve access to our planet's most valuable natural resource. This year's theme is "Water for society—including all." Learn more at <http://www.worldwaterweek.org/>

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Western Welcome Week 8th Annual Pancake Stampede 5K Fun Run & Walk

Sunday, August 11, 2019 @ 8:00 a.m. - 10:00 a.m.
Hudson Gardens & Event Center — 6115 S. Santa Fe Drive, Littleton

Run for your pancakes! Work up an appetite for a delicious pancake breakfast as you run 3.1 miles along the beautiful Mary Carter Greenway. Race course starts and finishes at Hudson Gardens & Event Center. Runners and walkers of all ages welcome; strollers are allowed, however, please – no dogs. The race is chip timed, with prizes for top age/category finishers. The event is held rain or shine.

The registration fee includes an entry into the Western Welcome Week Family Pancake Breakfast at Arapahoe Community College (5900 S. Santa Fe Dr) from 7:30 a.m. to 11:30 a.m. The breakfast includes all you can eat and drink: pancakes, sausage, juice, milk, and coffee. There are free fun and games for the kids out on the lawn at the Kids Games of Old and the Bruce Wolf Stick Horse Stampede – bring your own stick horse or purchase one at the event from Jane's Posse.

—Register at www.ssprd.org/RaceSeries

Make Your Day Go Faster

Do you often feel as if your workday will never end? An article on the Market-Watch website offers a simple technique for feeling more energized and engaged, and getting more done.

It's called "reattachment to work," and it can take many forms. You might start your day by talking with your spouse or partner about what you're going to do today, or cycling through your to-do list first thing in the morning, or giving yourself three concrete goals to accomplish as soon as you get to work. This kind of planning can jump-start your brain and help you focus on activities and goals that make your day go faster. It will give you a feeling of energy and engagement that can make work feel more satisfying throughout the day.



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Classified ads are \$4.00/line (about 40 characters/line). Contact Colorado Lasertype at **303-979-7499** or getinfo@ColoradoLasertype.com to place an ad. To view our display ad prices, visit our website at www.ColoradoLasertype.com. The deadline for placing a classified or display ad is the 15th of the month for the next month's issue (i.e., 15th of Sept. for Oct. issue), except the January issue, which has a deadline of December 6th. Residents placing ads to sell household items are not charged a fee.

National Vinyl Record Day, Aug. 12

We celebrate the significance of vinyl recordings on the anniversary of the invention of the phonograph by Thomas Edison in 1877. Though we live in a digital world, there still remains a wealth of audio recordings that exist only on vinyl discs. Take a trip down memory lane, and play something from your collection.

Science is the acceptance of what works and the rejection of what does not. That needs more courage than we might think.

—Jacob Bronowski

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Back To School & National Dog Day! 

Jefferson County Schools **GO BACK TO SCHOOL** on August 14th so watch for our neighborhood students & wish them a positive year!

NATIONAL DOG DAY is August 26th so we can celebrate fur babies also! Stop by my office/home at 7190 S. Newcombe St. on those special dates between 9:30am and 3pm for my gift to you to choose from...

August 14th: Pick a spiral notebook, glue or pencils
August 26th: Choose from dog bones, a chew toy or special dog prize

AUGUST MAINTENANCE: Seal doors & windows, clean washer/dryer vents

Contact me at: **303-910-8505**
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Your neighborhood

22nd HawkQuest Family Night Out

Tuesday, August 13, 2019 @ 6:30 p.m. - 8:30 p.m.
 Carson Nature Center, South Platte Park
 3000 W. Carson Drive, Littleton

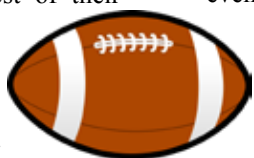
Residents and visitors come and watch a trained hawk swoop past you and get up close to a falcon, owl, and the majestic bead eagle as you hear about the fascinating lives of these native birds of prey.

“Birds of prey are absolutely beautiful animals,” says Kin Quitagua, director of Hawkquest of their non-releasable birds. “We use our birds as a tool to help people understand and connect with nature in Colorado.”

To reserve your seat, pre-registration is highly recommended before the day of the event. Participants should bring a blanket or low lawn chairs to sit on, a camera, and clothes for being outdoors at sunset. If it is raining at the program start time, there will be a 30 minute delay and the event will be moved inside the South Platte Park classroom.

HawkQuest’s goal is to make education both meaningful and fun, while creating an atmosphere which fosters respect for our land and the stewardship of all living things. Our message concerning the importance of biodiversity, of the finality of extinction, and of man’s need to nurture his world is interwoven with discussions of the raptors’ place in our ecosystem.

—westernwelcomeweek.org/events/hawkquest/



Western Welcome Week Concert in the Park/Fireworks

August 9, 2019 @ 6:00 p.m. – 9:30 p.m.
 Sterne Park - 5800 S Spotswood St, Littleton, CO 80120

A family highlight! Bring your blankets and lawn chairs. The Western Welcome Week program begins at 6 p.m. with introduction of the Western Welcome Week Board of Directors and THANK YOU for all of their hard work. Introduction of WWW Grand Marshal Mickey Kempf.

After introductions, get into the beat and welcome the Drum Lines from Arapahoe and Heritage High school! Then sit back and enjoy the evening, featuring the Denver Municipal Band, the oldest professional concert band in the United States.

Fireworks begin approximately at 9 p.m.
 — <https://westernwelcomeweek.org/events/concert-fireworks/>

303 Wine at Clement Park

Summer was made for days like this. Experience the perfect Colorado summer day made especially for wine lovers like you! With over 180 Colorado wines to sample, our five-hour Grand Tasting will immerse you in a delightful array of wines to savor. From full-bodied reds to crisp, cool whites you’ll enjoy plenty of favorites, but come ready to get acquainted with a whole new level of wines you never knew existed. We’re here to show you all that Colorado wine has to offer and it’s pretty spectacular. Our favorite food trucks, DJ and shops create the atmosphere of a Colorado summer day you won’t want to miss. Of course, the best part of 303 Wine is all of the good it does through our amazing tribe of guests. This year’s event raises funds for a myriad of non-profit organizations empowering and educating women and girls both locally and globally.



Dr. Ken Lee

His smile says it all

“Nothing is more important than a healthy smile,” says our Board Certified Veterinary Dentist, Dr. Ken Lee. For more than 30 years, he has practiced his passion for dental care at Deer Creek Animal Hospital.



“Dogs and cats rarely show signs of dental pain, and it feels really good – for all of us – when you can help them alleviate pain and be the happy and healthy pet we all want.”



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