



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

Please Shovel Your Snow

We have already experienced a bit of snow this fall and winter. Please be a thoughtful neighbor and remove snow from the sidewalks as soon as possible. Remember that we have a lot of children in the neighborhood that walk to school and a lot of neighbors that enjoy walking the neighborhood. If snow is left to sit, it causes icy conditions that can quickly become very dangerous. If you need assistance with snow removal, consider contacting one of the neighborhood youth listed in the back of this newsletter offering such a service. Thanks for your help in keeping our sidewalks safe.

Woodbourne Welcomes New Community Manager

This month the Board would like to welcome **Emily Baker** as our new community manager from MSI. We would also like to thank **Litha Spies** for her service to Woodbourne over the past two years. Litha has been promoted and is now a Director at MSI. Litha will be working with Emily to ensure a smooth transition. Emily can be reached at **720-974-4235** or at ebaker@msi-hoa.com. This information will be listed in every newsletter. Any questions regarding community functions should be addressed to Emily going forward. Welcome Emily!

**Next Board
Meeting**
Third Wednesday
February 20, 2019
7:00pm, at the Clubhouse

February 2019

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Notes From The Board President

The January Board meeting was held on January 16, 2019. The Board is preparing for a new year.



We made it through January. We survived the cold, snowstorms, and the Super Blood Wolf Moon. Now we are into February, the Super Bowl, and into full hockey season.

This month, we celebrate Valentine's Day, a day traditionally associated with romantic love. In this season of romantic love, it is important to note we have other types of love available to support our relationships with each other. As we go through our daily lives, we should take time to remember that we can be considerate to our neighbors in many ways. We are all fortunate to live in such a wonderful community. While we have all agreed

to live by the HOA rules and covenants, we should go further in our relationship with our neighbors. In a time where incivility seems to abound, it is a good for us to come home to a community of shared harmony. How we treat our family and neighbors reflects our character more than words ever can.

The Board is here to serve the community and to fulfill this function it needs volunteers from the community. In the past month, we had two Board members resign. If you would like to serve on the Board, or have questions, please feel free to contact any current Board member. There will also be opportunities to join the Board at the annual meeting in April.

Our next Board meeting will be held on February 20, 2019, at 7:00pm at the Clubhouse. Please contact Emily Baker with Management Specialists at 720-974-4235 with any questions.

—James Meyer, President



Frequently Asked Questions About Reserving the Clubhouse

Who can reserve the Clubhouse?

Only Woodbourne homeowners can reserve the clubhouse.

Is there a cost to reserve the Clubhouse?

Clubhouse usage fees are determined by the number of non-residents present at an event. If the event will have more than 6 non-residents then a fee of \$5 per hour will be assessed. For events with 6 or fewer non-residents, no fee will be imposed. Number of guests will be asked at the time the reservation is requested. If a homeowner is found to have deliberately listed an incorrect number of guests in order to avoid paying a fee, such homeowner may lose future clubhouse use. In addition, a \$150.00 deposit must be provided in case there is damage or cleaning that must be done following an activity.

continued on page 2

Reserving The Clubhouse,

continued from front page

Who do I contact to reserve 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.msihoa.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 online form. MSI's Reservation Specialist will receive your request and will 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.

What happens if I don't get my reservation form and check in within seven days?

Until the reservation form and check are received by Management Specialists, the reservation is incomplete. This means that another homeowner may take your date. In the past some homeowners have inquired about several dates and this prevented others from using the Clubhouse. Please be conscientious about completing your reservation.

Will my deposit check be cashed?

No. The deposit checks are held and will not be negotiated unless repairs or cleaning is needed because of your use of the facility. If not, checks will be returned within five days.

How many people will the Clubhouse hold?

The Fire Department has established a maximum occupancy of 37 people in the facility itself.

continued on page 3

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2018-2019 Board Members

James Meyer	720-371-0400	President
John Edmonds	720-220-9300	Vice President
Tom Estes	303-933-9121	Secretary
Sharon Erickson	720-238-3601	At-large
Jeff Lubthisophon	303-942-0942	At-large
Justin Sasso	970-396-1119	At-large

WOODBOURNE WEB SITE: www.wbo.msihoa.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@msihoa.com

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

The WOODBOURNE newsletter is published and distributed monthly by the Woodbourne Homeowner's Association, a non-profit homeowner's association. Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher or the association of the goods or services offered therein. The opinions expressed in this newsletter are those of the individual authors and not of the Board of Directors of your association or the publisher. Neither the Board, publisher, nor the authors intend to provide any professional service or opinion through this publication.

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@coloradolasertype.com

To find ad rates and discounts, go to
www.ColoradoLasertype.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.msihoa.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.

Reserving The Clubhouse,

continued from front page

Can I use the pool if I reserve the Clubhouse?

Not automatically. Reserving the Clubhouse does not include use of the pool. You must contact the pool management company separately to use the pool. If extra lifeguards are required, a fee may be imposed.

Can I bring in outside furniture to use in the Clubhouse?

The Clubhouse has five tables and seating for twenty. If you want to bring in additional chairs and furniture you may do so. You may also rearrange the furniture so long as you return it to its original condition when you are done.

How late can activities last?

All private functions must have the premises cleaned, restored to the original conditions, and vacated by 10:00pm on Sundays through Thursdays or 12:00 midnight on Fridays and Saturdays.

Is adult supervision required?

Yes. An adult over the age of 21 must be present at all times.

Can I serve food and beverages in the Clubhouse?

Food and beverages may be served in the Clubhouse. However, no barbeque grills are allowed and no alcoholic beverages may be served or consumed by persons less than 21 years of age. If a majority of the attendees are under 21, the host must provide one adult chaperone for every ten "under 21" attendees. If the pool and Clubhouse are used in combination, NO ALCOHOL is permitted at all.

What if I have additional questions?

Contact any Board member. Names and telephone numbers appear in each Woodbourne newsletter.

Violation Report

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

- Parking 10 violations
- Trash 6 violations
- Commercial signage 1 violation
- Unsightly items 1 violation
- Pet issue 1 violation
- Dead tree 1 violation

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



Meadows Fencing Issues

The homes backing to the West Meadows Drive fence are responsible for the upkeep of the pickets, posts, and paint. These homeowners are also responsible for weeds, trash, and anything else in need of attention along the outside of the fence. If your home backs this fence, please take a few minutes to inspect the area and make all repairs as needed

—Emily Baker, Community Manager

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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 the list of upcoming events for 2019. The Board is excited about them and we hope you are too.

- **Easter Egg Hunt** – Saturday, April 13, 2019
- **Annual Homeowner Meeting** – Wednesday, April 17, 2019
- **Tree Chipper Shredding Event** – Saturday, May 11, 2019
- **Pool Opening** – Saturday, May 25, 2019
- **Woodbourne Annual Garage Sale** – Friday, June 7, 2019, and Saturday, June 8, 2019
- **Large Item Trash Pickup** – Saturday, June 15, 2019
- **Woodbourne Annual Fourth of July Parade** – Thursday, July 4, 2019
- **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

Discussion Items for February Board Meeting

At our February Board meeting, we will be discussing the following:


- Review January expenditures
- Reserve fund investment strategy proposal

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 court meeting and should contain more up-to-date information. You can also contact Management Specialists with any questions regarding upcoming or prior issues.

Coffee Still in Demand

We sure like our coffee. The U.S. National Coffee Association’s 2018 National Coffee Drinking Trends report says that the number of Americans who drank coffee in the past day is the highest it’s been in six years.


According to the report, based on a study of more than 2,700 adults 18 or older, 64 percent said they drank coffee within the past day, the highest amount since 2012. This is higher than the growth from 57 percent in 2016 to 62 percent in 2017. The study also found that past-day consumption traditional coffee, defined as “regular coffee” brewed from “gourmet quality” beans, held steady over the previous years, at 16 percent. Similarly, consumption of espresso-based drinks held steady from 2017, at 24 percent.



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*Treasure the love you receive above all.
It will survive long after your good health
has vanished.*

—Og Mandino

Carson Nature Center

Greetings and Happy 2019 from South Platte Park and the Carson Nature Center. As we often receive many inquiries about volunteering in January, thought we would share one ongoing and one new volunteer opportunity for teens here at the Park in Littleton.

For several years, youth age 10 and older have been able to volunteer with a parent or trusted guardian, (like a grandparent) as Hosts in the Nature Center. Hosts welcome visitors, answer questions, help with exhibit care and maintenance including helping feed and care for our live animals. We ask for a once a month commitment of a 3-4 hour Host shift for at least one year to help offset the training commitment. Contact Phil Waltz for a volunteer application or with questions (PhilipW@ssprd.org or 303-730-1022 x61010)

A new teen volunteer opportunity here is our Nature Teen program. The program is designed to foster leadership skills, mentoring roles, and job skills for youth ages 14-18. Volunteer shifts will include outdoor leadership and guidance for children in nature programs and camps. Some camps are weekly from 9am-12pm, others are onetime programs and meet for 2-3 hours. Nature Teens must commit to an average of 50 hours from the end of May through mid-August, and commit to working at least one major event during the summer. Shift and program information will be available at the tryouts on March 3. A total of ten (10) Nature Teens will be accepted for summer shifts. Other opportunities will be available throughout the year.

For more detailed information including applying, try outs, and training go to the Nature Teen program listing under the Nature programs on the South Suburban Park and Recreation website via this link; or contact Victoria Sutton with questions, (VictoriaS@ssprd.org or 303-730-1022 x61012) <https://www.ssprd.org/Catalog.aspx?s=00334fcf-b7b2-4420-82ae-a8df16582699>

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I ♥ our neighborhood!

I am an ORIGINAL Woodbourne resident since 1994! I have been an active Chatfield parent and sponsored our community events such as the Woodbourne Wave, Chatfield Baseball, Dakota Ridge Basketball, Ute Meadows PTA & Carnival, and our local HEROES rebate for our everyday HEROES shown below. I LOVE to represent my neighbors when Buying, Selling & Investing in our community.

IN FEBRUARY: Check your plumbing (faucets, toilets, appliances) and water heater temperature!

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Email: LoriJacksonRealtor@gmail.com

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American Heart Month

Because heart disease is a leading cause of death in the United States, make sure you are doing all you can to keep your heart healthy: Limit your intake of sodium and tobacco products, avoid fried and fatty foods, increase your intake of fruits and vegetables, and get at least 30 minutes of exercise five days or more each week.

Teen Services

Hire a teen from our neighborhood to help out with household chores. Teens are available for Babysitting, Pet and House Sitting, Lawn Care and Snow Removal.

Parent Contact:

Alex G.	13	P	gaboriau1626@comcast.net
Leila G.	17	B*/P	gaboriau1626@comcast.net
Drew J.	17	L/S/P	jjohnson861@comcast.net
Kendall M.	17	B*/P	jkmoore@comcast.net
Kaelan M.	15	B*/P	jkmoore@comcast.net
Brendan M.	17	B/P/L/S	vsmrpr@gmail.com
Danielle W.	13	P	wasilchin@comcast.net

To add your teen's name, please email **Colorado Lasertype** at getinfo@coloradolasertype.com and include the following information: the neighborhood you live in, your age, parent email and the categories you would like included. Categories: (B) Babysitting; (*) Red Cross Cert for CPR; (L) Lawn care; (S) Snow removal; (P) Pet & House sitting. No recommendation or endorsement of any of the names on this list is implied or stated by the HOA board or Colorado Lasertype.

Meals on Wheels with Kiwanis

We could use additional volunteers to drive and deliver Meals on Wheels. This is the result of our picking up 4-5 additional days per month since we are going to start delivery on Thursdays. With that in mind, let me review what your commitment would be.

Our drivers work in pairs. With new volunteers, you would be with an experienced volunteer for 2 or 3 times to learn the process, and after that you would be scheduled with another Kiwanian on a regular basis.

Each of us drives with another Kiwanian about 2-3 times per quarter or about 1 time per month. We pick up the meals around 9:30 or 10 at the center, deliver the meals to 12-18 homes/apartments, and we are done.

The rewards are enormous. We have a chance to really make a difference in the lives of clients. Often we are the only persons they see any given day and visiting a couple of minutes is encouraged. You can expect to be finished by about 12:30 or 12:45.

If this is for you, let me know by email or phone 303-489-0898.

—Riggs Smith



It doesn't make sense to hire smart people and tell them what to do. We hire smart people so they can tell us what to do.

—Steve Jobs




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Tree Trim. Specialist, call Mr. B! Free est., ins., 30 yrs. exp. Accepts credit cards. 303-932-2514

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Animals Petsitting Service - Pet sitting (in your home). Bonded & ins. Refs. avail. Call Nancy & Rick (Owner/Operator) at 303-335-6237.

Columbine Tree - Trimming & Removal. Stump grinding. 50+ yrs exp. 303-979-5330.

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.

Developing a good work ethic is key. Apply yourself at whatever you do, whether you're a janitor or taking your first summer job, because that work ethic will be reflected in everything you do in life.
—Tyler Perry

The foundation of success in life is good health. That is the substratum fortune; it is also the basis of happiness. A person cannot accumulate a fortune very well when he is sick.
—P. T. Barnum



Thalia and Bode

Grateful for care and compassion

Passionate and always pushing just where they can go for their patients and pet owners, the Deer Creek Animal Hospital team isn't satisfied until they've learned everything they can to give each pet the best care possible.

"Without question, I know that my veterinarian and the entire care team will be there for me and my dog – from puppy-hood through to their senior days – as they help guide us through their medical care. Most importantly, my veterinarian has never backed away from answering the question, 'If this was your dog, what would you do?' That partnership, that compassion, is absolutely priceless to me."



www.dcah.com
303-973-4200

For more than 25 years, Thalia Peletis has been bringing her four-legged family members, including Bode, to Deer Creek Animal Hospital.

APPOINTMENTS
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Sat: 9 a.m. – 5 p.m.

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Landscaping for Energy Conservation – 7.225 From The CSU Extension Office

Quick Facts...

- Proper landscaping can modify the climate around your home and reduce both heat gain in summer and heat loss in winter.
- Properly placed plants reduce wind velocity near the home.
- The goal of energy-conserving landscaping is to regulate energy flows from the sun and wind.
- Windbreaks can save up to 25 percent on heating costs.

Faced with rising energy costs, homeowners are looking for ways to conserve energy in the home. Proper landscaping can make a significant difference in the amount of energy required to maintain a comfortable home.

Proper use of trees, shrubs, vines and man-made structures can modify the climate around your home to reduce heat gains in summer and heat losses in winter. Plants can protect your home from winter winds and shade it from summer sun while practicing firewise techniques to help protect your home in a wildfire. Winter heating bills may be reduced as much as 25 percent and summer cooling bills 50 percent or more.

See Fact Sheet No. 6.305, FireWise Plant Materials and 6.302, Creating Wildfire-Defensible Zones.

— by L. Walker, L. Langelo, and S. Newman* (11/18)

<http://extension.colostate.edu/topic-areas/yard-garden/landscaping-for-energy-conservation-7-225/>

website via this link; or contact Victoria Sutton with ques

Try These Tips for Healthy Eating habits

If you've already slipped off your New Year's diet, it's not too late to get back on track. Just follow these tips for healthy weight loss from the Harvard Health Publishing website:

- **Make a list.** Keep track of what you eat and drink for at least three days. Include what you consume, where, how much, and so forth.
- **Set a goal.** Be specific—do you want to lose a certain number of pounds, lower your blood pressure, or something else? Identify strategies for reaching your goal in a reasonable amount of time.
- **Anticipate obstacles.** What might prevent you from hitting your goal? If a busy schedule might keep you from working out, plan to get up a little earlier. If an empty pantry tempts you to order take-out, spend some time looking up healthy recipes, then go to the grocery store for ingredients and make enough for a few nights of leftovers.
- **Control your portion size.** A standard single serving of meat or poultry is about the size of a deck of cards, and a serving of pasta is about half a cup. Check on portion sizes so you don't overeat.
- **Listen to your body.** Try not to eat just because you're worried or angry. Train yourself to stop eating before you feel full—it takes about 20 minutes for your brain to recognize that you've had enough.
- **Eat slowly and mindfully.** Don't rush your meals. Take the time to enjoy every bite. You'll eat less and still feel full when you're finished.

AVG. LITTLETON SOLD PRICE

<div style="background-color: white; color: #333; padding: 5px; font-weight: bold; font-size: 1.1em;">2017</div> <div style="text-align: center; margin: 5px;">  </div> <div style="background-color: white; color: #333; padding: 5px; font-weight: bold; font-size: 1.1em;">\$433,124</div>	<div style="background-color: white; color: #333; padding: 5px; font-weight: bold; font-size: 1.1em;">2018</div> <div style="text-align: center; margin: 5px;">  </div> <div style="background-color: white; color: #333; padding: 5px; font-weight: bold; font-size: 1.1em;">\$472,266</div>
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All data from REcolorado

Despite what feels like a market shift, it is **STILL** a Seller's Market in Littleton! Give us a call to see what your home will sell for in 2019!

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If your home is currently listed, this is not intended as a solicitation 