



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

Dues Increase For 2019

After much discussion and consideration, HOA dues have increased to \$60.00 per month effective January 1, 2019. The last time that the HOA dues were increased was in 2015. If you pay your monthly dues through an auto-deduct/ach from MSI, you do not need to do anything. If you pay through your bank's bill pay system, you will need to update for the new amount with your bank. If you pay with a coupon each month, new coupon books will be mailed out with the new amount.

A Reminder About Holiday Decorations

Residents are reminded that A.C.C. regulations require that holiday decorations must be taken down within fifteen days after the holiday. So, it's time to take down those beautiful decorations and safely store them for next year.

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

—Litha Spies, Community Manager

Next Board Meeting

Wednesday, January 16, 2019
7:00pm, at the Clubhouse

January 2019

Vol. 26 No. 01 • Circulation: 425



Woodbourne wishes a happy and peaceful 2019 to all.

Notes From the Board

The holidays are over, the New Year has begun, and the football playoffs are just around the corner. Welcome to 2019. As you may remember, the December Board meeting was moved up to December 12 and was a combination of November topics, December topics, and the 2019 budget presentation.

The budget discussion asked some very good questions. One of those questions concerned the budgeting for large projects. In 2018, the Board undertook the revamping of the Fremont Street entrance. Everyone agreed that the project turned out splendidly. Projects for next year were discussed including modernizing the clubhouse bathrooms, updating the Frost Street entrance, and addressing the landscaping around the clubhouse. The Board will explore these projects and entertain discussion on them at the Annual Homeowners Meeting in April.

The Board is here to serve the community and to fulfill this function it needs volunteers from the community. If you would like to serve on the Board, or have questions, please feel free to contact any current Board member. In closing, the Woodbourne HOA Board wishes all a prosperous and happy New Year.

Our next Board meeting will be held on January 16, 2019, at 7:00 p.m. at the Clubhouse. Please contact **Litha Spies** with Management Specialists at 720-974-4224 with any questions.

—James Meyer, President

Recycle Your Christmas Tree Into Useful Mulch

As the holidays come to a close, and Christmas trees drop their needles, why not recycle your tree and help beautify the community as well? The City of Littleton will be offering free Christmas tree recycling at **Cornerstone Park**, 5150 South Windermere Street (corner of West Bellevue Avenue and South Windermere Street) from December 26, 2018 to mid-January 2019. This location will only be open during daylight hours.

All decorations need to be removed from the tree, including lights, ornaments, garland, tinsel, and stands. If the tree is wrapped in a plastic bag, it must be removed at the drop off. Flocked or artificial trees and yard refuse will not be accepted.

continued on page 2

Recycle Your Christmas Tree,

continued from front page

Many trash and waste removal companies either do not accept Christmas trees, or simply deposit them in landfills. So residents are encouraged to take advantage of this free program.

The trees will be mulched and used in landscaping throughout the City of Littleton. Residents can obtain some of this mulch for free throughout the year as long as the supply lasts. Call the City of Littleton at **303-795-3766** for more information.

Trash Pickup for Fall and Winter Seasons

Waste Connections allows for additional trash collections over and above your weekly cart as follows:

- **Leaf Season** – October 1st through December 1st each year Waste Connections will take up to 15 bags at no additional cost per week for leaf and yard clean up season.
- **Holiday Season** – December 1st through January 15th Waste Connections will pick up any waste / trash associated with the holiday including holiday trees at no additional cost.

If you have any questions or concerns please contact **Waste Connections at 303-288-2100**.

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 tentative 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

2018-2019 Board Members

| | | |
|-------------------|--------------|----------------|
| James Meyer | 720-371-0400 | President |
| John Edmonds | 720-220-9300 | Vice President |
| Tom Estes | 303-933-9121 | Secretary |
| Scott Moeller | 303-932-6876 | Treasurer |
| Sommer Wall | 720-560-1226 | ACC |
| 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.msioha.co.

Sign in and you will be directed to

Woodbourne's community page.

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

Litha Spies 720-974-4224, Community Manager

Lspies@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.

Discussion Items for January Board Meeting

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

- *A.C.C. guidelines update*
- *Yearly transfer of funds to reserves*
- *Reserve fund investment strategy*

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.



Holiday revelers enjoyed the hayride and cookie exchange.

Violation Report

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

- *Parking* 2 violations
- *Trash* 3 violations
- *Commercial signage* 1 violation
- *Unightly items* 2 violations

If you would like to report a violation, please contact Litha Spies at Management Specialists.

*Train people well enough so they can leave;
treat them well enough so they don't want to.*

—Richard Branson

Looking for a 4-hour Parent's Day Out, Preschool or Pre-Kindergarten Program in your area for the 2019 - 2020 School Year?



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Waste Connections Services for 2019

Woodbourne has trash and recycling services provided for all homeowners by Waste Connections of Colorado. Our regular trash pick up days are Mondays. To ensure prompt pick-up for all Woodbourne residents, Waste Connections requests that all trash be at curbside by 7:00am on Mondays. Trash should not be put out earlier than one day before trash pick-up days. All trash should be placed in the trash carts. Not accepted for pick up are soil, sod, rocks, uncut branches, bricks, concrete, building materials, auto parts, and hazardous waste.

Waste Connections observes six holidays each year: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day. If one of these holidays falls on or before our regular collections day, pick-up will be made one day later that week. If the holiday falls on a Saturday or Sunday no change will occur. In 2019, because of these holidays, trash will be picked up on May 28 instead of May 27, and September 3 instead of September 2.

Waste Connections also collects recyclable trash through their single stream system. Recycling collection occurs every other week on the same day as trash collection. The list of recyclable products includes:

- Newspapers (including inserts)
- Magazines
- Catalogs
- Telephone books
- Corrugated cardboard
- Cereal boxes
- Tube and core stock
- Junk mail

- All other office paper without wax liners
- Aluminum food and beverage containers
- Glass food and beverage containers (clear, brown, or green)
- Ferrous (iron), bi-metal, and tin cans
- Plastic containers with the #1, 2, 3, 4, 5, 6, and 7 symbols
- Empty aerosol cans

All recyclable fiber products must be dry and free from food debris or other contaminating material. Tissues, napkins, paper towels, pet food bags, or other paper that has been in contact with food are not acceptable.

All containers must be empty, free of metal caps, metal rings, plastic caps, and with less than 5% food debris. Specific materials that are not accepted are:

- Batteries
- Mirrors or plate glass
- Light bulbs
- Ceramics or porcelain
- Window or auto glass
- Glass cookware or bakeware
- Microwave trays
- Plastic bags or unnumbered plastic containers
- #7 PLA compostables
- Containers that have held motor oil or hazardous waste
- Household items such as cooking pots or clothes hangers

continued on page 5

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In January: Check your HVAC & Range Hood filters for good home maintenance.

Contact me at: **303-910-8505**
 Email: LoriJacksonRealtor@gmail.com
 Website: ActionJacksonRealEstate.com










Waste Connections, *continued from page 4*

The general rule is to rinse out the containers and remove the caps or tops. Then toss the containers into the recycling cart. Finally, get the cart to the curb by 7:00am on the recycling Mondays.

Waste Connections allows for additional trash collections over and above your weekly cart as follows:

- **Leaf Season** – October 1st through December 1st each year Waste Connections will take up to 15 bags at no additional cost per week for leaf and yard clean up season.
- **Holiday Season** – December 1st through January 15th Waste Connections will pick up any waste / trash associated with the holiday including holiday trees at no additional cost.

Woodbourne provides a large item trash pick once a year. The day this year will be Saturday, June 15, 2019. This is an opportunity to get rid of old furniture, water heaters, and the like.

If you have any questions, you can contact Waste Connections directly at **303-288-2100**. They are available Monday through Friday from 7:30 to 5:00.

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

Spin Failure Into Success

Failure can be one more step on your road to success – you just have to turn it around in a positive direction. Here are some creative ways to view failure:

- Failure can push you harder to succeed.
- Failure can strengthen your determination to overcome obstacles.
- Failure can make you braver in the face of opposition.
- Failure can help you learn what you need to do in order to succeed.
- Failure can teach you what your limitations are—and your strengths.
- Failure can encourage you to change your strategy.

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Get Organized Month

It's cold outside, and more than likely you're spending more time indoors fretting that there's nothing to do. Here's an idea: Don't wait for spring to purge your work and living spaces of unnecessary clutter and unused or unwanted items. There's no better time than the present to restore a sense of order to your life.

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. | 12 | P | gaboriau1626@comcast.net |
| Leila G. | 16 | 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.

A New Year's Resolution For Fiscal Fitness

Most New Year's resolutions revolve around getting fit. Although that frequently means losing weight, one area you want to fatten up is your money supply. Here are some simple resolutions for adding some healthy heft to your overall financial profile:

- **Pay down your mortgage.** You can save more than \$63,000 on a 30-year, \$200,000 mortgage by paying just \$100 more a month.
- **Save 10 percent.** Put aside 10 percent of your income for long-term investments and retirement savings before paying any bills.
- **Track your expenses.** Record every dollar you spend, for at least one week. You'll get a clearer idea of where the money goes and what you can cut back on.
- **Energize your house.** Look for ways to make your house more energy efficient. You'll save on heating and cooling costs and help the environment.
- **Stay home.** Resist the temptation to eat out. Cook more meals at home. Instead of going to the movies, stream a video, read a book, or play a game with your whole family.
- **Don't rely on credit cards.** Credit card debt can eat up your savings and your future. Start reducing your debt, and don't buy anything on credit if you don't have the money to pay the bill off promptly.

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Succeed Through Networking With These Tips

Success, they say, isn't just a matter of what you know, but whom you know as well. That means networking is essential to getting what you want. It may feel awkward and uncomfortable, especially at first, but you can build a useful professional network by keeping this advice from the *Men's Journal* website in mind:

- **Be patient.** Don't expect instant success. Building meaningful connections takes time, so remember that you're in it for the long haul. There's no quick route to success.
- **Be persistent.** Someone you're trying to connect with? Don't give up after one try. Without being a pest, you'll probably be able to earn a response you can build on if you just keep trying—and offer something of value.
- **Acknowledge the awkwardness.** Everybody knows that networking feels unnatural. Instead of trying to hide your discomfort, bring it out into the open in a non-embarrassing way: "Hi, Tom, I happened to see your presentation online and wanted to tell you I was really impressed by ..."
- **Don't apologize.** You may be tempted to begin your networking messages with "I'm sorry to bother you," or "I apologize if this is an intrusion, but ..." This rarely impresses people whose respect and attention you want. Be confident (without becoming arrogant). Focus on what you've got to share with the other person.
- **Take calculated risks.** Don't be afraid to reach out to the top people in your industry. If you've got something of real value to offer, they'll respond even if you're not well-known in your field.

Sugar Awareness Week: January 14-18

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Snow Removal Procedures

Plowing and sanding operations will take place in four phases during a storm. The order in which streets are plowed in each phase is based on the following definitions of priority:

- Priority 1 - Main arterial streets that provide for high traffic volumes.
- Priority 2 - Major subdivision collectors, school zones and school bus routes.
- Priority 3 - Residential or other local roads that carry moderate to low traffic volumes.
- Priority 4 - Cul-de-sacs or other dead-end roads carrying very low traffic volumes.

Phase I: Initial opening of all Priority 1 through 3 streets in that order. Severity of the storm may delay response time for Priority 3 streets due to the fact that initial opening of major arterial streets requires that multiple lanes be plowed in each direction.

Phase II: Plowing and sanding of problem roads having steep inclines, curves, bridges or overpasses. Widening of any Priority 1 through 3 streets deemed necessary. Repeat plowing of all streets initially opened as snow continues to accumulate.

Phase III: Removal of packed snow and ice on all Priority 1 through 3 streets where possible and deemed necessary as snowfall accumulation stops. Plowing and sanding operations on Priority 4 streets will take place as resource availability allows. It could be several days after the snowstorm has ended before Priority 4 streets are initially plowed. Intermittent sanding as necessary by road priority.

Phase IV: Storm event is over. Continuation of widening operations to improve safe travel and prepare for additional accumulation during subsequent storms.

SNOW REMOVAL CLARIFICATIONS

Driveways: Driveway approaches affected during Phases I, II, and III are the responsibility of the property owner or resident to clear.

Mailboxes and Fences: Mailboxes, newspaper delivery boxes or fences installed alongside the traveled roadway are at the risk of the owner. If an operator strikes a mailbox or fence with a plow, the operator will report it and we will repair it as soon as possible. Mailboxes and fences damaged by snow load during normal plowing operations are not the responsibility of the County. If a mailbox is struck by a plow, it will be replaced with a standard rural mailbox. Postal regulations require residents to clear snow in front of mailboxes to allow for mail delivery.

Snow Pushed onto County Street or Right-of Way: The practice of pushing or throwing snow onto or across Jefferson County streets endangers the traveling public as well as county snowplow operators. Jefferson County residents as well as private contractors may receive a warning and/or summons for snow pushed onto County streets and rights-of-way from sidewalks, driveways, parking lots, etc.

For information about the plowing of streets in unincorporated Jefferson County, please see the Snow Removal FAQs page or call 303-271-5200.

Happy New Year!

We are so thankful for the families we worked with in 2018! We all have goals for 2019. If your goals involve Buying, Selling, or Investing, give us a call! We'd love to sit down with you to discuss how to make those goals a reality.

Wishing you a wonderful 2019!

Gavin and Lauren

Visit your neighborhood website at

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303.359.5998 | teamchavoustie.com If your home is currently listed, this is not intended as a solicitation

