



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

July 2019 **Vol. 26 No. 07 • Circulation: 425**

No Board Meeting in June

Due to summer plans of various Board members, the Board decided not to have a June Board meeting.

Our next Board meeting will be held on July 17, 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

Woodbourne Clubhouse Fire and Repairs Update

As many of you know by now, on May 20, 2019, there was a fire at the Woodbourne Clubhouse. The current pool boiler was being serviced when the fire broke out. In the course of combating the fire, West Metro Fire doused the boiler with water from the hydrant. Since the boiler had come up to temperature and was operating, the combination of heat from its operations and the cold water caused a great deal of damage to the boiler. Initial indications from the insurance company were that the boiler could be repaired as the damage was expected to be minor. However, after the boiler was taken apart, it was discovered that almost all of the major components had been damaged and would need to be replaced.

Consequently, on June 14, 2019, the Board signed a contract to order and install a new pool boiler. The build time from the

continued on page 2

July Board Meeting

July 17, 2019, 7:00 p.m.
at the Clubhouse

Please Think About Our Pets and Vets on July 4

As the Fourth of July approaches, many residents may want to celebrate with fireworks. Both state and county laws restrict the type of fireworks that are legal. In addition, there are unexpected side-effects to this celebration. Please consider the effects of fireworks on our pets and our veterans.

Our pets are keenly sensitive to loud noises, flashing lights, and strong smells, so on the Fourth of July (and the days around it when people are likely to set off fireworks), the combination can be terrifying for them. So many pets are frightened and try to escape the sights and sounds associated with fireworks that animal shelters around the nation report a dramatic increase in lost pets during the holiday.

Veterans with PTSD can be particularly sensitive to loud noises, such as fireworks, as well. The sounds can cause flashbacks, physical reactions such as jumping, emotional responses of fear, and even violent reactions.

Studies show that 7-20% of the veterans who served in Iraq and Afghanistan have PTSD. When you consider that more than 2.5 million have served, the picture becomes all too clear. The Fourth of July, intended as a celebration of our country's battle for our freedom, can be torture for the very people who fought to obtain that freedom.

As a community, we need to be aware of, and responsive to, any signs that our pets and vets are suffering or in danger, especially on the Fourth of July. Think before you ignite fireworks and be sensitive to the potential consequences of your decision. Please be sensitive to the effects of those fireworks on others.

Annual Woodbourne Fourth of July Parade and Pool Party

Please come join us on Thursday, July 4 at the clubhouse and pool for the Annual Woodbourne Fourth of July Parade and Pool Party. Decorate your bikes with your best red, white, and blue and join the parade. Afterwards, head to the pool for pool games, food, and fun with your neighbors. Activities start around 10:30 a.m. and all Woodbourne residents are invited. So come enjoy the beautiful weather, food, and company that exemplify Colorado and Independence Day so perfectly.



Clubhouse Fire, *continued from front page*

factory is anticipated to be four weeks with an additional week for delivery. This puts the installation start date around July 15, 2019. The Board is working closely with Pool Doctors to keep up to date on time frames.

We know that there are a lot of concerns that people have, and we want to assure you all that the Woodbourne HOA Board is working 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.

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.



Violation Report

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

Trash	3 violations
Trees	2 violation
No ACC approval	2 violations
Weeds	1 violation
Yard waste	1 violation
Barking dog	1 violation

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

Discussion Items for July Board Meeting

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

- Clubhouse fire repairs
- Pool opening
- Tree trimming contract
- Review and update financials

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.

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>

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@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.

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.



- Woodbourne Annual Fourth of July Parade – Thursday, July 4, 2019
- Home Swim Meet – Saturday, July 13, 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

Decide How to Measure Success

When your team is trying to reach a decision by consensus, one strategy to consider is measurement. Ask the team how you'll all know that a particular decision has succeeded. For example, if you're trying to decide whether to implement flex-time, come up with a list of objective results you can measure: rise or fall in absenteeism, increase in productivity, decrease in quality, and so forth. This lets everyone know what to look for. Then choose a pilot period during which measurements can be taken.

Let Your Kids Explore the Outdoors This Summer

Registrations are now open for the ENOR Environmental Discovery Camp, which connects 3rd-6th graders with the cultural and natural history of Colorado! ENOR is celebrating 45 years of educating and inspiring youth in open space parks and public lands.

CSU Extension in Jefferson County provides practical information and educational programs for citizens who have concerns and questions about horticulture, consumer and family sciences, natural resources, environmental education, native plants and youth development, particularly 4-H.

— enor.campium.com

Jeffco Open Space Reminder - Wildlife Warning

Black bears have woken up from hibernation and it's important to be diligent about locking vehicle doors and windows while parked in bear habitat, and storing food, trash, and scented toiletries in bear-resistant containers. Rattlesnakes are also emerging and the best way to avoid conflict with rattlesnakes is to remain aware of your surroundings, wear closed-toed shoes, and keep pets on leash.

Please stay on the trail, remain aware of your surroundings by leaving one earbud out, leash pets, and view wildlife from a safe and respectful distance. Report wildlife-human interactions on our website or call 911 or Jeffco Dispatch at 303-980-7300.





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MARKET ON YOUR CALENDAR

<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>

Check out our great recipes online!

For more information call the Metro Denver Farmers' Market Hotline



303-887-FARM 

www.denverfarmersmarket.com 

Juvenile Arthritis Awareness Month

Approximately 300,000 children in the U.S. have some form of arthritis. These young people deal with more than the pain of this debilitating disease. Many suffer from social isolation and depression as a result of being less active than their peers. To learn more, visit <https://curearthritis.org/> and <https://www.arthritis.org/>

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Projects Supported by Jeffco Community Development Receive Awards

Two housing development projects supported by Jefferson County Human Services' Community Development Division were recently honored at the Impact Awards of Urban Land Institute Colorado.

Fruitdale Lofts in Wheat Ridge had been vacant since 2007. They have now been revitalized as 16 solar-powered, affordable lofts within a sustainable landscape of edible plants.

5800 Alameda in Lakewood is a project that rescued an abandoned eight-story office building as high-quality affordable housing. Its success is changing the image of a blighted area of Lakewood.

— <https://www.jeffco.us/CivicAlerts.aspx?AID=808>



Jeffco Residential Property Values Up 14.5% Since 2016

Jefferson County Assessor Scot Kersgaard has announced that for the current reappraisal year, median residential values in Jefferson County are up 14.5%.

State law requires every county in Colorado to revalue property every two years, with values set at what properties were worth on the last day of June every even numbered year. Last week Jefferson County mailed 221,882 updated notices of value to property owners in the county. Those values will be in effect for tax year 2019 (payable in 2020) and tax year 2020 (payable in 2021). Read more on the Jeffco Assessor's website.

— <https://www.jeffco.us/DocumentCenter/View/17293/Jefferson-County-Residential-Values-Up-145-Percent-Since-2016>

*My children are the reason I laugh, smile,
and want to get up every morning.*

—Gena Lee Nolin



Columbine Animal Hospital

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www.columbineanimal.com

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QUEEN PILLOWTOP MATT/BOX SET. Brand new in plastic. Retail \$529, asking \$285. Also, **NEW KING SIZE pillowtop set.** Retail \$699, asking \$385. 303-742-4860.

A&M Lawn Service - Summer Specials! Lawn fertilization: \$40-\$60, Weekly Mowing avg \$25-\$40. Landscape, Sprinkler Installation & Repair, Sprinkler System Start-Up & Repairs. Family owned. Lic/Ins. 303-791-5551.

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Highlands Pride Ptg, Inter/Exterior- 303-738-9203

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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.

Keri's Colors & Ptg. Inter/Exterior-720-331-7032

Tree Pruning and removal Specialists. Call Mr. B! Free est., ins., 30 yrs. exp. 303-932-2514

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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.

Smart Irrigation Month

Before you turn on the sprinkler, take a moment to consider the costs to the environment and your wallet. Go to <https://www.irrigation.org/> for more information.

Compliment Your Mirror Day, July 3

Show yourself some love today. Smile back at the person you see in the mirror, and tell yourself something you'd like to hear.

LORI JACKSON Realtor
NEIGHBORHOOD SPECIALIST




Celebrate July 4th!

We hope to see everyone's spirit showing in our neighborhood while practicing safe Fireworks with friends, family, & neighbors!

Now is still the time to **BUY & SELL!** Here are the facts;
Inventory up 4.6% Home Sales up 20% Average Sold Price up 3.6%
Average Days on Market down 20.5% Median Sold price up 3.75%
My team has bought & sold 6 homes in our community recently.
Call me to help you. (provide by DMAR early May 2019)

JULY MAINTENANCE: Touch up window sills, caulk windows, deck updates.

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










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Your neighborhood

Vehicle Break-ins Happen at Jefferson County Open Space Parks

Remember to leave valuables at home or take them with you when you're out on the trails. Do not leave items in your cars or your cars unlocked. Jeffco Open Space parks do NOT have live recording cameras in the parking lots.

Please report all suspicious activity to 911 or Jeffco Dispatch at 303-980-7300. Reporting issues in real time helps us get a ranger or deputy on scene right away.



Request a Jeffco Speaker Squad Presentation For Your Next Meeting

The Jefferson County Speaker Squad is a volunteer-run initiative. Our aim is to use volunteer speakers to foster community relationships, be a presence in our county, and inform the community of the services and events that are going on in Jefferson County.

Our volunteer speakers will be presenting the program, 'Get to Know Your County.' We'd love to share the good news of our county with your group, so let us know if you are interested in having us at your next meeting! Visit our website to request a presentation.

— <https://www.jeffco.us/FormCenter/17/219>

CodeRED Emergency Alerts

If you haven't signed up for the CodeRED Emergency Alert system, registering is easy. The CodeRED system allows state and local agencies to deliver geo-targeted, time sensitive information to individuals who have registered to receive alerts. Notifications can be sent via email, SMS, voice, mobile app push notifications IPAWS and more depending on the severity of the situation. CodeRED automatically reaches out to all landline registered residential and business phones, but people need to register their mobile devices to receive the notifications.

Jefferson County residents can learn more and register online. <https://www.onsolve.com/landing/sign-up-for-codered-emergency-alerts/>

How Lost Dogs Find Their Way Home

It's a happy day when a lost dog finds its way home, but how does it get back? A New York Times article offers two explanations: Dogs' hypersensitive sense of smell allows them to create a map of scents around their neighborhood, using gardens or grocery stores and human aroma as markers. In addition, they may be sensitive to magnetic orientation. One study of dozens of canines observed that dogs tend to adopt a north-south orientation when they defecate, but that preference vanished when the magnetic field around them was disturbed.

Either way, dogs are no doubt happy to get home.

Dr. Andy Stevens and Jenga Work Hard, Play Hard



After spending time as a veterinary student at DCAH and falling in love with our state's great outdoors, Dr. Andy Stevens was motivated to find a way to call Colorado home.

Truly passionate about his work and equally passionate about his opportunities to play, he found his four-legged match in Jenga, an 11-year-old Beagle/Pit Bull mix whom he adopted from a friend.



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"Like me, she loves to come to work and she loves to go out and play just as hard," says Dr. Stevens. "We're both motivated by the same great things in life."

APPOINTMENTS
M-F: 8 a.m. – 8 p.m.
Sat.: 9 a.m. – 5 p.m.

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