



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

March 2019

Vol. 26 No. 03 • Circulation: 425

Annual Homeowners Meeting: Wed., April 17, 2019

The Annual Homeowners Meeting will be held on April 17, 2019, at 7:00 p.m. at the Clubhouse. We need to meet a 25% quorum (102 households) in order to conduct any business. Please attend this meeting so you can be updated on neighborhood information, give input to the Board, and help elect Board members. If you cannot make it, please submit a proxy prior to the meeting.

Annual Woodbourne Easter Egg Hunt: Sat., April 13, 2019

This year the Annual Woodbourne Easter Egg Hunt has been scheduled for Saturday, April 13, 2019. This event has been a popular one in recent years. More information will be reported in next month's newsletter. However, if you want to volunteer to help out, contact James Meyer at james_m@woodbournehoa.org or 720-371-0400.

Next Board Meeting

Third Wednesday
March 20, 2019
7:00pm, at the Clubhouse

Notes From the Board

The February Board meeting was held on February 20, 2019. March is here and it has both St. Patrick's Day and Mardi Gras celebrations this year. Laissez les bons temps rouler! The H.O.A. Board is already gearing up for the spring and summer. The Board has been reviewing projects around the community to prepare for the pool season.

This year the Easter Egg hunt will be held on Saturday, April 13, 2019. **John and Martha Smith** do a great job behind the scenes, but we need help on the day of the hunt to set up and run the show. Please see the article in this and next month's newsletter for additional information.

We are also preparing for the Annual Homeowners Meeting next month. This important meeting will be held on April 17, 2019, starting at 7:00 p.m. in the Woodbourne clubhouse. It is important for us to have a quorum so we can hold this meeting. Please attend this meeting so you can be updated on neighborhood information and help elect Board members. There will be three Board member openings this year and we encourage you to volunteer if you are interested. If you cannot make it, please submit a proxy prior to the meeting.

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

Voting and Proxy Requirements for the Annual Homeowners Meeting

For the Annual Homeowners Meeting on April 17, 2019, a quorum of 102 homeowners must be present in person or by proxy in order to hold the meeting. **In the past we have had problems getting enough homeowners to attend this important meeting either in person or by proxy.** Please take the time to provide a proxy if you can't personally attend the meeting.

A proxy may be appointed by signing an appointment form, either personally or by the homeowner's attorney-in-fact. A homeowner may also appoint a proxy by transmitting or authorizing the transmission of a telegram, teletype, or other electronic transmission providing a written statement of the appointment to the proxy holder, or to the Board, so long as the electronic transmission contains written evidence that it was transmitted or authorized by the homeowner appointing the proxy. For everyone's convenience, the Notice of Meeting that all homeowners receive in the mail contains a proxy form.

Each homeowner attending the Annual Homeowners Meeting who is entitled to vote for the open position for the Board of Directors will be given a ballot. In the event that a homeowner holds a proxy for another homeowner, upon presentation of the proxy to the Secretary of the HOA, the proxy holder will be given another ballot to cast the vote of the homeowner who provided the proxy.



Discussion Items for March Board Meeting

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

- Grounds expenditures
- Pump room door repair
- 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.

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

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.

- **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
- **Home Swim Meet**
– Saturday, June 1, 2019
- **Woodbourne Annual Garage Sale**
– Friday, June 7, 2019, and Saturday, June 8, 2019
- **Large Item Trash Pickup**
– Saturday, June 15, 2019
- **Home Swim Meet**
– Saturday, June 15, 2019
- **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

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.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.

Violation Report

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

- Holiday decorations 5 violations
- Trash 5 violations
- Camper 1 violation
- Unsightly items 1 violation
- Snow removal 1 violation

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

Crime Stats in YOUR Neighborhood

Ever wonder how many car break-ins occurred in Jefferson County recently? How many burglaries? The number of arrests made? Or the response time for deputies to answer calls in your neighborhood?

We think about that all the time. Daily in fact, and that's one of the reasons we record all of that information and make it available each quarter for you and your neighbors.

Sheriff Shrader briefed the Jefferson County Colorado Government Board of Commissioners this week on the information. Here are this past quarter's numbers: <https://www.jeffco.us/ArchiveCenter/ViewFile/Item/398>

Let us know what you think and what you'd like to see more of from us.

—Jeffco.us

Small Business Development Center Day

SBDC Day is a national, collective proclamation of the success and impact America's Small Business Development Centers have across the nation in economic development and the small business community. The Colorado SBDC will be celebrating our client successes at the Capitol with client exhibitor tables showcasing their products. Join us as we celebrate SBDC!

Friday, March 22, 2019. 9:00 a.m. to 11:30 a.m. at the Capitol Building, Denver



9Health Fair Is 40 Years Old

Colorado's 9 Health Fair program; is celebrating its 40th Anniversary this year. Also you can wish Columbine United Church's 9Health Fair a Happy 20th Anniversary.

9HealthFair is coming again to Columbine United Church, 6375 S. Platte Canyon Road. The fair will be held Saturday April 13, 2019 from 7:00 a.m. to noon. The Chemistry Panel, PSA, Vitamin D, Hemoglobin A1C, and Blood Cell count are being offered as well as Testosterone and Vitamin B12. New this year will be High Sensitivity-CRP (help measure your risk of developing cardiovascular disease) and Blood Type. The blood tests and the Colon Cancer screening test are the only items that will cost anything. All the other tests and screenings are free, including: Height, Weight and BMI, Vision checks, Oral exams, Blood Pressure, Breast, Skin, Stress Management, and Pulmonary Function. There will also be informational areas on various health issues.

The 9HealthFair website, www.9HealthFair.org will become active early February for anyone to register to participate or volunteer. Volunteers are rewarded with a 20% discount on Lab tests. 9Health Fair's main purpose is: "promoting health awareness and encouraging individuals to assume responsibility for their health." Anyone who wants more information about the 9HealthFair can check the above website. Congratulations 9HealthFair!

Descendants Day: March 9

Interview your elders. Take a trip down memory lane by looking through family photo albums and scrapbooks. Embark on a journey of discovery into your family tree.





Jenelle Bezdek
Broker Owner
303.668.6970
www.SupremeRealtyGroup.com



"Your Realtor For Life!"

South Metro Denver Realtor Association Diamond Circle Award Winner
 6 year winner of the 5280 Five Star Professional Real Estate Agent
 Jefferson County School Supporter
 Chatfield High School Mom

Toll Free: 1-866-348-0555 | eFax: 303-845-9386
Jenelle@SupremeRealtyGroup.com
www.Facebook.com/SupremeRealtyGroup






www.DoReMiLessons.com



5184 S Lowell Blvd.
 Littleton, CO 80123
 720-282-3174

Private Music Lessons

Our teachers are experienced, passionate, individuals who specialize in the instruments they teach. We provide high level instruction to students of all ages and abilities. We are a family-owned hub for music education and a proud member of our community.

Violin, Viola, Cello, Guitar, Bass, Ukulele, Woodwinds, Brass, Voice, Percussion, Piano

Senior Day at the Capitol is on March 13th!

Colorado Senior Lobby welcomes all adult citizens to attend Senior Day at the Capitol on Wednesday, March 13, 2019. This year's event is being held in its entirety at the historic Scottish Rite Masonic Center at 1370 Grant Street in Denver - diagonally across the street from the Capitol. Burrito and bagel breakfast is from 8 a.m. to 9 a.m. and the actual program is 9 a.m. to 12:30 p.m. The Governor, Lt. Governor, and Attorney General are expected to attend. One topic will be Financial Security for Older Coloradans. Legislators are invited, and several are expected to attend. Other elected and appointed officials may stop by as well. Also featured is a panel of thought leaders focused on technology-enabled evolutions in mobility, accessibility, health care for older adults. Students from MetMedia of the Metropolitan State University of Denver will be providing their energy and creativity: doing interviews, showing the results of an exciting video project they are producing. What an opportunity to see your government leaders, hear about new ideas, to mix and mingle with service providers, consumers, professionals, students - across the age spectrum. Learn more about the event and purchase your tickets today - visit ColoradoSeniorLobby.org website for details.



Behind the Badge

From Sheriff Jeff Shrader

A new year is often viewed as a fresh start, an opportunity to make improvements and face challenges, both in our personal lives and professional. For me, this January marks the beginning of my second term in office and I am fortunate to be able to continue our efforts to ensure Jefferson County is a safe place for all people to live, learn, work, and play.

During my first term we made many improvements while also overcoming some challenges and I expect to do the same over the next four years.

One of the challenges I faced personally during my first term was clearing up some confusion regarding my professional role. A few years ago my granddaughter, who was three at the time, spent the night at our house. The next morning she saw me in uniform for the first time and promptly asked "Grandpa are you going to the circus?" So it would seem.

Since then, I have embraced the notion that law enforcement is a circus of sorts and I have a front row seat to the greatest show on earth. Sometimes I even feel like the ringleader. While I trust you understand the role of law enforcement better than my granddaughter, there is still potential for miscommunication and misunderstanding, a challenge we strive to overcome through transparency. Therefore, I would like to share some of the challenges we face and the improvements we have and will continue to make to address those challenges.

Since 2014, crime has increased in unincorporated Jefferson County by approximately 25%. We have also seen reported

continued on page 5

MORE YOUR ALLY THAN YOUR AGENT

With **AMERICAN NATIONAL**, you'll get an agent who has the know-how and products to help you properly manage your family's risks. An open appointment book, along with options for home, auto and life coverage, means you can feel good that you're getting more an ally than just an agent.



ALEX CROSBY

Agent

11757 W Ken Caryl Ave Ste F- 106
Littleton, CO 80127

SMART THINKING, REWARDED®

✉ alex.crosby@american-national.com

☎ 303.552.7586



<https://an.insure/alexcrosby>

Compliance Alert: Disclaimer 'cc(state_specific).pdf' will appear here.

14-065.87124V2.03.2017

GRIFFITHS LAW PC

Tia M. Zavaras Shareholder

Woodbourne resident Tia M. Zavaras has been a Top 50 Women Colorado SuperLawyer from 2016-2018. Tia can assemble a team of legal professionals who can focus on the specialized needs of her clients: collaborative divorce, high conflict, child custody, mediation and civil litigation.



Protecting Your Future

10375 Park Meadows Dr. Suite 520 | Lone Tree, CO
303.858.8090 | griffithslawpc.com

Behind the Badge, *continued from page 4*

increases in substance abuse, mental illness, and homelessness during the same timeframe. Often these conditions co-occur with individuals, complicating their interactions with law enforcement and the community. Approximately 300 individuals are booked into the jail each month with substance addictions that require a withdrawal protocol, and 15 – 17% of the jail population has a mental health issue.

As a result, the sheriff’s office has implemented programs to help address these challenges. In Patrol we utilize a co-responder model that partners mental health professionals with law enforcement. Two case managers from the Jefferson Center for Mental Health train deputies in de-escalation techniques, manage individuals with a history of law enforcement contacts, and respond alongside deputies to calls related to mental illness when necessary. In addition, 46% of our patrol deputies are certified in crisis intervention to better manage incidents with individuals suffering from mental health issues.

In Detentions we have established a new Behavioral Health Unit that houses inmates with substance abuse or mental health issues. The BHU offers a series of programs, activities and therapies that can be continued outside the jail with the goal of preventing an inmate’s return. We also introduced Vivitrol in the jail. Vivitrol is a medication assisted treatment that blocks opioid cravings, prevents relapses, and significantly reduces recidivism for those who participate in the voluntary program. To date, seven inmates have received the medication prior to their release

and have been provided with follow-up medical appointments and resources to help ensure their success.

In addition, we were recently awarded a \$700,000 grant from the Department of Justice for a multi-year re-entry program that will assess and manage inmates with co-occurrence of substance abuse and mental health issues. Case management for qualifying inmates includes plans focusing on needs for housing, transportation, education, medical, mental health, and substance addiction. The re-entry program is also intended to reduce recidivism for a significant portion of the 95% of inmates who re-enter the community upon their release from jail.

These initiatives are just some of the steps we have taken to address the challenges our community faces in terms of substance abuse and mental health. These efforts will continue and many more will begin during my second term as ringleader. We will face the challenges, make more improvements, and continue to offer you a front row seat through our transparency.

Until the next Behind the Badge, I encourage you to take a few minutes to review our five-year Strategic Plan that outlines our goals and objectives through 2023.

The plan is available on our website at <https://www.jeffco.us/.../View/.../JCSO-Strategic-Plan-2019-2023>



 **Four Corners Psychological Services**

Psychological and Psychoeducational Evaluations
Dr. Stephanie Fox

Call for a free phone consultation
720-441-4624

Evaluations for:

- ◆ ADHD / Executive Functioning
- ◆ Dyslexia / Learning Disorders
- ◆ IQ / Achievement Testing
- ◆ Emotional & Behavioral Difficulties




1777 S. Harrison St., Ste. 800
Denver, CO 80210
(720) 441-4624


www.fourcorners-ps.com
drfox@fourcorners-ps.com

WOODBOURNE SPECIALIST

FREE MARKET ANALYSIS & REDUCED LISTING FEE
FOR ALL OF OUR
WOODBOURNE NEIGHBORS!

Gary Manes, Broker
Cell **303-870-9172**
www.garymanes.com
gary@garymanes.com



 **Colorado HOUSE BROKERS**
Manes & Associates

“Proven Performance...Not Just Promises”

Spiritual Wellness Month

Shift the focus to yourself to keep your spirit nurtured, and encourage others to do the same. It can be as simple as pushing back from your desk each day at 3 p.m. to observe a minute of quiet reflection and deep breathing, or creating a meditation station in an unused cubicle where you can retreat to enjoy a few minutes of quiet and space.

This Space Intentionally Left Blank For Teen Services


Follow These Safety Tips Every Workday

Accidents and injuries may happen at work, but most are preventable if you and your co-workers are careful. Here are some essential tips to remember as you go about your day:

- **Be aware of surroundings.** Don't walk around in a daze. Pay attention to what and who's around you at all times.
- **Use the right posture.** Be careful lifting heavy objects, and also while sitting at your desk and working with your computer. You'll avoid back injuries, carpal tunnel syndrome, and more.
- **Take breaks regularly.** You shouldn't try to work at full steam for eight hours straight. Take regular breaks to clear your mind and rest your body.
- **Don't take shortcuts.** Skipping a safety rule may save time, but it won't help you or your organization if you or someone else suffers an injury that slows things down for everyone.
- **Keep exits clear.** Don't let boxes, shelving, or other items clutter the path to your emergency exits. In case of a fire or other hazard, every second counts.
- **Report unsafe conditions.** If you see a problem, like a frayed electrical cord or hazardous material improperly stored, let your supervisor know at once.
- **Wear protective equipment.** Gloves, eye goggles, and other gear are there for your safety. Use them.

WE HAVE MOVED!

- Double The Square Footage
- Old Vitamin Cottage Building on Ken Caryl & Simms
- Come Check Out The New Space!



720-660-1213

- FitCamp Endurance Classes
- Crossfit Life
- USA Weightlifting Certified
- Nutritional Counseling

TRY A CLASS FOR FREE!

• Dedicated Kids Area

• OPEN TO ALL AGES AND ALL FITNESS LEVELS!

www.CROSSFITKENCARYL.com

LORI JACKSON

Realtor
NEIGHBORHOOD SPECIALIST







The Buying & Selling season is now mid February to June. If you have considered a move, now is the time to put your plan into action. I offer **FREE** home evaluations & a specific market analysis so that you can determine what is your best option. Remember, I offer a **25% commission rebate** at closing for my **HEROES** as a special Thank You!

IN MARCH: Day Light Savings time is on the 10th! Check your appliances & windows. Clean the tracks, behind the refrigerator & W/D vents

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

Email: LoriJacksonRealtor@gmail.com

Website: ActionJacksonRealEstate.com




FIREFIGHTER


LAW ENFORCEMENT


MILITARY


WORSHIP LEADERS


TEACHERS


HEALTHCARE/EMT

CLASSIFIEDS: The perfect way to find local professionals to work on your house! You can also find tutors, activities, sale items and more!

Find more professionals to suit your needs on our Service Provider Directory at www.coloradolasertype.com.

*****Tina's House Cleaning.** Littleton Resident for 20 years. Independent, Reliable, Detailed. Plenty of references. 720-276-1277.***

QUEEN PILLOWTOP MATT/BOX SET. Brand new in plastic. Retail \$529, asking \$265. Also, **NEW KING SIZE pillowtop set.** Retail \$699, asking \$385. 303-742-4860.

Highlands Pride Painting- 303-738-9203

Lisa's Music Studio. Piano, Guitar, Banjo, Ukulele, Viola, Violin, Cello, Drums and Flute. 303-883-1157.

Drywall - Basement finishes - Remodeling. Years of exp. w/ refs. Gary 303-829-6363

OB PAINTING. Interior/Exterior. Free Estimates. Rob: 303-986-8198

Guitar Lessons - For \$30 a half hour (\$50/hour), we'll work to improve your guitar-playing skills together. Also, with a free first lesson, and for \$5 more, I'll even commute to you. Ages 10 and up! All styles of music! Call Nick to get started! 303-396-3746

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

Mike the Plumber - Your reliable neighborhood plumber for 14 yrs. Competitive rates. Free estimate. **720-422-8139**

Stecki painting. Inter/ext. Jeff 720-331-7025

Aminals 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.



Fewer Pay Raises Last Year

Unemployment may be low for now, but that doesn't mean workers are getting rich in the new economy. A survey by Bankrate, reported on the Houston Chronicle website, found that 62 percent of employees didn't get a pay raise in 2018—up from 52 percent the year before. Still, only 25 percent of workers in the survey said they're planning to look for a new job in 2019. The most likely to go on a job hunt (one-third) are millennials, ages 18–27. Adjusted for inflation, the Chronicle notes, today's wages are roughly at the same level they were 40 years ago.

Check your newsletter:



**SHOPLOCAL
SPENDLOCAL
HIRELOCAL
ENJOYLOCAL**

Support the local businesses who support the community where you live, work and play.

It starts with you!

Call today to place an ad!

303-979-7499

GetInfo@ColoradoLasertype.com

www.ColoradoLasertype.com



Your neighborhood newsletter publisher

Mountain Lion Seen Recently in Your Area

A mountain lion has been seen in your area so we wanted to share these important safety tips about what to do if you ever encounter one.

Mountain lions are generally calm, quiet, and elusive, according to the Colorado Division of Parks and Wildlife. They tend to live in remote, primitive country with plentiful deer and adequate cover. Such conditions exist in mountain subdivisions, urban fringes, and open spaces. Recently, the number of mountain lion/human interactions has increased due to a variety of reasons such as:

- More people moving into lion habitat
- Increase in deer populations and density
- Presumed increase in lion numbers and expanded range
- More people using hiking and running trails in lion habitat
- A greater awareness of the presence of lions.

Though incredibly rare, if you ever encounter a mountain lion, CPW gives the following advice:

- Remember: Every situation is different with respect to the lion, the terrain, the people, and their activity.
- Go in groups when you walk or hike in mountain lion country, and make plenty of noise to reduce your chances of surprising a lion. A sturdy walking stick is a good idea; it can be used to ward off a lion. Make sure children are close to you and within your sight at all times. Talk with children about lions and teach them what to do if they meet one.



- Do not approach a lion, especially one that is feeding or with kittens. Most mountain lions will try to avoid a confrontation.
- Give them a way to escape.
- Stay calm when you come upon a lion. Talk calmly and firmly to it. Move slowly.
- Stop or back away slowly, if you can do it safely. Running may stimulate a lion's instinct to chase and attack. Face the lion and stand upright.
- Do all you can to appear larger. Raise your arms. Open your jacket if you're wearing one. If you have small children with you, protect them by picking them up so they won't panic and run.
- If the lion behaves aggressively, throw stones, branches or whatever you can get your hands on without crouching down or turning your back. Wave your arms slowly and speak firmly. What you want to do is convince the lion you are not prey and that you may in fact be a danger to the lion.
- Fight back if a lion attacks you. Lions have been driven away by prey that fights back. People have fought back with rocks, sticks, caps or jackets, garden tools and their bare hands successfully. Remain standing or try to get back up!

You can learn more here: <https://cpw.state.co.us/learn/Pages/LivingwithWildlifeLion1.aspx>

Does Your Home Need

* A Little TLC? *

With spring just around the corner, get a jump on scheduling those pesky projects.

Give us a call for Service Provider referrals!

We have qualified recommendations for just about any repair or renovation projects you need to tackle.

...But You Don't Know Where to Begin?

We can help you figure out what home updates will give you the greatest return on your investment in this market.

Visit your neighborhood website at

woodbourneneighborhood.com to see current and sold homes

Gavin and Lauren Chavoustie | Colorado Realty Pros

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

