



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

## Woodbourne Pool Repairs Update

The Woodbourne Board is pleased to announce the completion of the pool boiler replacement project. The new pool boiler is in place and it is heating the pool. The Board appreciates everyone's patience and understanding throughout this process. The Board understands that swimming conditions were less than optimal for the early part of the swim season. In recognition of this, the Board has voted to keep the pool open until the end of September. This means that absent any inclement weather, the last day of the swimming season will be September 29, 2019. Perfect Pools will start winterization activities on September 30, 2019.

From August 14, 2019 until September 29, 2019, the pool hours will be as follows:

Mondays to Fridays: 4:00 p.m. to 7:00 p.m.

Saturdays: 10:00 a.m. to 8:00 p.m.

Sundays: 10:00 a.m. to 7:00 p.m.

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.

## Found Ipad

Did you lose an Ipad this summer? One was found lying in the street in the Woodbourne community around the Fourth of July. To identify and claim it, please contact Barb Wade at 303-249-5559.

## September Board Meeting

September 18, 2019, 7:00 p.m.  
at the Clubhouse

September 2019

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## Notes From the Board

Labor Day has come and gone, school is back in session, and fall is around the corner. Traditionally, the pool closes on Labor Day. However, this year the Board, with support from Perfect Pools, has voted to extend the pool season until the end of the month. Barring inclement weather, the pool will now close on September 29, 2019. The extension was brought about in recognition of the challenges faced while the boiler was being replaced.

By the time you read this, the main pool boiler and the main water heater have been replaced. By the middle of this month, the Board expects the clubhouse chimney to be repaired, the insulation around it to be replaced, and the damaged drywall inside the machine room to be repaired.

Please remember that the clubhouse reservation rules and the Perfect Pools contract rules still apply if you have a clubhouse reservation in September where use of the pool will be requested.

It is the responsibility of the homeowner to contact both MSI and Perfect Pools under these circumstances.

We recently learned that our current community manager from MSI, **Emily Baker**, has moved on. We will be getting a new community manager with MSI in the near future. In the meantime all inquiries should be directed to **Litha Spies** at

*continued on page 2*

## Bears in the Neighborhood

As many of you may have heard, we had a bear spotted around our neighborhood in August. Accordingly, please be cautious when letting your pets out or when pursuing outdoor activities. Please remember that bears are wild animals and should not be approached. If you do see the bear in your yard, please contact the authorities that will be able to relocate the bear to a more suitable environment.

## Unauthorized Pool Access

Please remember that your pool fob will only provide pool access during lifeguard-supported hours. If you would like your household to have pool access outside of lifeguard-supported hours, please request a lap swim waiver from Community Manager Litha Spies. She can be contacted by email at lspies@msihoa.com. While it may be convenient to jump the fence, it is much more convenient to request that access be added to your key fob. It only takes them a few minutes to add the additional access to your existing fob.

## Notes From The Board,

*continued from front page*

lspies@msiho.com. Ms. Spies was our community manager in the past and is very familiar with our community.

Our next Board meeting will be held on September 18, 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

## Violation Report

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

Trash	1 violation
Trees	7 violations
No ACC approval	2 violations
Weeds	2 violations
Lawn maintenance	5 violations
Parking	1 violation
Home maintenance	1 violation

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

## Discussion Items for September Board Meeting

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

- Clubhouse fire repairs
- Pool closing
- Budget Approval Special Meeting

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

## Special Events

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

- Pool Closing – September 29, 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

## 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.msihoa.co](http://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*

Litha Spies, 720-974-4224, Community Manager

[lspies@msiho.com](mailto:lspies@msiho.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](mailto: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](mailto:getinfo@coloradolaser.com)

To find ad rates and discounts, go to

**[www.ColoradoLaser.com](http://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.msihoa.com](http://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.

## 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.



## Battle The Beetle - Tips From Master Gardeners

Japanese beetles are here! If they are chewing on your plants, learn about the most effective treatments that will keep your plants and pollinators safe. A little knowledge goes a long way in your battle against the beetle.

### Quick Facts

- Japanese beetle adults chew flower blossoms and leaves of many commonly grown plants.
- Japanese beetle larvae are a type of white grub that feeds on the roots of grasses.
- Adults are best controlled by handpicking or by use of certain insecticide sprays.
- Japanese beetle traps that can capture many adults have never been shown to reduce damage to nearby plants.
- Japanese beetle larvae can be controlled with certain insecticides or by insect parasitic nematodes.

— <https://extension.colostate.edu/docs/pubs/insect/05601.pdf>

## World Alzheimer's Month

Dementia is often hidden away, not spoken about, or ignored at a time when the person living with dementia and their family caregivers are most in need of support within their families, friendship groups, and communities. World Alzheimer's Month is an international campaign every September to raise awareness and challenge the stigma that surrounds dementia.

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We are happy to help you plan for next year too.

**HOME MAINTENANCE:** Clean your furnace and fireplace before the chill arrives.

Contact me at: **303-910-8505**  
Email: [LoriJacksonRealtor@gmail.com](mailto:LoriJacksonRealtor@gmail.com)  
Website: [ActionJacksonRealEstate.com](http://ActionJacksonRealEstate.com)

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**This Space  
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**A Safe Neighborhood  
Starts with Neighbors**

One of my initiatives for the Sheriff’s Office is to enhance a community policing program that integrates a strategic partnership with citizens to help prevent crime in unincorporated Jefferson County. Community policing dates back to the early 1980’s as a law enforcement philosophy that allows officers to serve a dedicated area and develop a strong bond with residents and employees living and working in that area. Currently we have two resident deputies assigned to the southernmost part of our service area, for quicker response to emergency calls in more remote locations such as the Pike National Forest.

Most of our criminal activity, however, occurs in much more densely populated south Jeffco. Therefore, a comprehensive community policing program must also take into consideration the type of criminal activity impacting each community, common concerns of its residents, and the best approach to involve entire neighborhoods in public safety partnerships.


Each summer, National Night Out (NNO) grants us the opportunity to discuss these aspects of the community policing initiative with residents and other stakeholders throughout the unincorporated areas of Jefferson County. NNO is one of the longest standing police-community campaigns, introduced in 1984 by the National Association of Town Watch to increase drug and crime prevention awareness while joining neighbors with law enforcement and generating local participation in anti-crime efforts.

*continued from page 6*

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



## National Campus Safety Month

As students start or return to college, Clery Center emphasizes campus safety by partnering with institutions of higher education to develop programs and resources that promote campus safety, working with college and university officials to spread awareness, inform institutional policy, and effect change. For more information, go to the Clery Center website at <https://clerycenter.org>.




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**Littleton Adventist Hospital**  


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## Safe Neighborhood, *continued from page 4*

Burglary, trespass to vehicles and vehicle theft often occur in sprees (a high occurrence of similar crimes within a short period of time), or as a series (a group of similar crimes committed by the same person or people), but are less likely to occur in neighborhoods whose residents know each other, share information, and are aware of who comes and goes on their street. For these neighborhoods, suspicious vehicles or people are noticed and criminal activity is reported.

Residents who share a common desire for a safe neighborhood remind each other to lock their cars, leave a house light on, and close garage doors. These seemingly small steps deter crime for the entire block. If a suspect finds unlocked cars on a

dark street, he will find more because he will continue down the street. But if the cars are locked and the street well-lit, he will leave and look elsewhere. Even just the simple act of visiting with your neighbors in driveways, front yards, and over fences prevents crime because more community activity means less criminal activity.

We appreciate the opportunity National Night Out grants us to join our communities in the fight against crime. More important however, are the relationships built every day between neighbors. While there may not be a resident deputy in every neighborhood, every neighborhood has residents just as concerned about public safety as you and me. So take the time to meet them. And then remind them to lock their doors and leave a light on.

—Posted on July 1, 2019 by Dionne Waugh  
<https://www.jeffco.us/Blog.aspx?CID=1>



## Try This Rule to Curb Spending

Here's one way to save money on a general basis: Try the "24-hour rule." Here's how it works:

When you see something you'd like to buy, whether it's online or in real life, wait 24 hours before making the purchase. Then decide whether you really need the item, or just want it. By reducing the purchase from a need to a want, you'll be able to walk away without spending any money—and maybe regretting it later.

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<p><b>Sundays</b>  <b>HIGHLANDS RANCH</b>            MAY 5 - OCT. 27            Highlands Ranch Town Ctr.            9288 Dorchester St.            10am-2pm or Sellout</p>	<p><b>Wednesdays</b>  <b>LITTLETON</b>            JUNE 12 - SEPT. 25            Aspen Grove Lifestyle Ctr.            7301 S. Santa Fe Dr.            10am-2pm or Sellout</p>

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