



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

November 2021

Vol. 28 No. 11 • Circulation: 425

## A Reminder About Election Signs

As the 2021 election approaches, residents may want to put election signs on their properties. A resident is allowed to display one political sign per candidate or ballot issue on their property or in their window from 45 days before until seven days after the election date. The size of the sign can be a maximum of 36 x 48 inches. Political signs **may not** be placed on community property (like around the pool or around the Simms and Fremont common areas). The grounds maintenance company will remove any signs placed on common property.

## 'Tis the Season

Holiday lights and decorations are a tradition that brings joy and a little warmth to the community. This has especially been the case during these trying times. We ask that you display your decorations in a safe and attractive manner that does not interfere with neighbors, pedestrians, or traffic. Be sure to secure everything well to prevent items from blowing away. When using spotlights and directional lights, be respectful of your neighbors and make sure that they are not pointed in their direction. If your display is abundant, make sure it does not overflow onto sidewalks so as to prevent safe passage. Also, remember that holiday decorations must be removed fifteen days after the holiday.

## Board Meeting

November 17th, 2021, 7:00 p.m.  
At the Clubhouse and Virtual

## Notes From the Board

Happy Autumn! It's likely the most popular time of year for Coloradoans and the Board hopes you have enjoyed the beautiful weather thus far. The changes in color have been spectacular this year, especially in Woodbourne.

That said, we all know that snow is destined to be here before long and we'll have to dig out our snow shovels. Then the real digging will begin. Jefferson County requires that sidewalks be cleared within 24 hours of the end of a storm. Since Woodbourne is so close to schools, it's even more important that snow be removed timely as so many children walk to and from school. Since we're talking about snow, please mark your calendars to join the others in the community for the Annual Woodbourne Holiday Hayride on December 18, 2021.

The October Board meeting was held on October 19, 2021. The Board approved repainting the parking lot and the painting of pickleball court lines on the tennis courts. Both of these projects should have been completed by the time you receive this newsletter. Also, the Board is actively pursuing a better and less expensive phone and Internet solution for the clubhouse. Both are critical for the security system as well as key fob access.

The next Board meeting will be held Nov 17, 2021 at 7:00 p.m. as well as virtually on-line. Please contact **Celeste Terrell** of CLA at **303-265-7875** with any questions.

—Jeff Hoffman, President



*Thanksgiving offers us an annual pause from the pace of life to return to places we do not often visit and gather with people we do not often see.*

—Jay Milbrandt

## 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.

## Woodbourne Annual Holiday Hayride is Coming

The next community event will be the Holiday Hayride on December 18, 2021, at the clubhouse. We are in the process of finalizing plans and hope that residents enjoy it as they have in the past. The Woodbourne HOA Board would like to thank the community for a wonderful year of events. If there is an activity that you would like to propose for the community please feel free to contact the Board with your ideas. We hope to see you on December 18.

## Ways to Give Back this Thanksgiving Season:

Thanksgiving is a day of indulgence for most of us, and that's okay. After all, the purpose of the holiday is to celebrate our blessings. But before you enjoy the fruit of your labors, spare a few moments to do something for someone else. It's an even better way to appreciate the good things in your life.



Here are four places you can volunteer during the days leading up to Thanksgiving and all year long. Even if you can't give your time, all of these organizations are accepting monetary donations. If you really want to make a difference, get involved year-round and next year someone will be giving thanks for you.

- <https://denverrescuemission.org/>
- <https://www.jewishfamilyservice.org/volunteer>
- <https://www.lfsm.org/get-involved/volunteer/>
- <https://www.foodbankrockies.org/get-involved>

## Hudson Gardens Lights

As many of you know, our walking trails are usually brightened with holiday lights from the day after Thanksgiving through New Year's Eve. A Hudson Christmas did not occur in 2020 due to the Coronavirus pandemic. However, we hope to produce this beloved holiday tradition in 2021.

Visit the website for images of Christmas past.

<https://www.hudsongardens.org/enjoy/christmas-lights/>

## 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:

Benjamin N. 13 S/L/P aknatale@yahoo.com

To add your teen's name, please email **Colorado Lasertype** at [getinfo@coloradolaser.com](mailto:getinfo@coloradolaser.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.

## 2021-2022 Board Members

Jeff Hoffman, President - [JeffH@woodbournehoa.com](mailto:JeffH@woodbournehoa.com)

Brittney Rodgers, Vice President - [BrittneyR@woodbournehoa.com](mailto:BrittneyR@woodbournehoa.com)

Errin Elizondo, Secretary - [ErrinE@woodbournehoa.com](mailto:ErrinE@woodbournehoa.com)

Kit Badger, Treasurer - [KitB@woodbournehoa.com](mailto:KitB@woodbournehoa.com)

Sheryl Archuleta, At-Large - [SherylA@woodbournehoa.com](mailto:SherylA@woodbournehoa.com)

**WOODBOURNE WEB SITE:** [www.woodbournehoa.com](http://www.woodbournehoa.com)

Sign in and you will be directed to Woodbourne's community page.

Celeste Terrell, Community Manager  
303-265-7875, [celeste.terrell@claconnect.com](mailto:celeste.terrell@claconnect.com).  
Home Owner Education: [www.altitude.law](http://www.altitude.law)

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](mailto:getinfo@coloradolaser.com)

To find ad rates and discounts, go to [www.ColoradoLasertype.com](http://www.ColoradoLasertype.com) and click on the "Advertising Rates" link.

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.

## Clubhouse Reservations

The long awaited re-opening of the clubhouse is here! The Woodbourne clubhouse and pool are now open for reservations. For now, reservations can be made through the reservations portal on the [woodbournehoa.com](http://woodbournehoa.com) website. Under the Amenities & Services tab is the Clubhouse Reservation Calendar and the Clubhouse Reservations Form. If you want to reserve the pool as well, please coordinate directly with Perfect Pools at 303-795-1191.

## Armistice Day

**Nov. 11.** Commemorated every year to mark the armistice ending World War I, which took effect at eleven in the morning—the "eleventh hour of the eleventh day of the eleventh month" of 1918.

## Covenant Corner: Resident's ACC Obligations

The role of the Architectural Control Committee (ACC) for the Woodbourne HOA, is to ensure that the community's property values are preserved. Without an ACC, your neighbor could easily paint his home such bright lavender with pink shutters that it would be visible from space. Violation of your community's architectural standards creates litigation issues that are costly and create animosity in your community. By having a set of exterior standards that extends to colors, roof coverings, landscaping materials, and fence styles, your community can avoid these ugly distractions.

People purchase homes in deed-restricted communities for any number of reasons. They could be attracted to the amenities such as a pool, tennis courts, or park like common areas. Or it could be there is a certain comfort in knowing that the homes, while looking very similar, will continue to increase in value because there are certain standards that are demanded within the governing documents. In Woodbourne, an ACC was formed by the Board of Directors to oversee these standards and to ensure modification requests are handled in a timely manner. The purpose of an architectural review is to ensure uniformity throughout the community. Courts recognize preserving "the aesthetic quality and property values within a community" as an "important function" of an association. The ACC exists to preserve the aesthetics of the neighborhood. Without a set of standards for exterior changes and improvements, a community



can quickly decline, and you could find the value of your home declining as well.

Before making any change to the property or exterior of your home, contact the ACC to find out if there are written guidelines for your request. Do not assume that if it's not explicitly stated in the

Declaration of Covenants, Conditions and Restrictions, or the Architectural Control Guidelines, that there are no standards. The ACC must approve your request prior to work starting. It's advisable to wait to order materials or paint only after you have written approval for you project.

When submitting for approval, especially for fences, struc-

*continued on page 4*

**SHERYL  
ARCHULETA**

ASSOCIATE BROKER



**NEIGHBORHOOD  
SPECIALIST**

---

**THINKING OF SELLING  
CALL ME FOR A FREE  
MARKET ANALYSIS**

**MOBILE: 720-298-6534**





**LORI JACKSON, Realtor, NEIGHBORHOOD SPECIALIST**  
with Betsy R Prinzi

**Give Thanks!**

Lighting makes a home more unique. It adds value & personality during holidays. Do you prefer shiny metals, rustic, traditional or contemporary? Consider natural light which can be transformed with window coverings. Do you like clean lines, diffused light or layered window treatments? Is privacy or sun protection needed depending on the direction of the window?

**Mixed Metals are in this decorating season.** Use metallic pinecones & electric candles while decorating your shelves, archways, railings & shared spaces... add a unique color choice. We have a list of Holiday Happenings. Text us for your copy.

November Tips: Don't forget to ask about our HERO Rebate (Teachers, Health Care, 1st Responders, Ministry & Military)

Wishing every home a **Beautiful holiday season!**

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



  
FIREFIGHTER

  
LAW ENFORCEMENT

  
MILITARY

  
WORSHIP LEADERS

  
TEACHERS

  
HEALTHCARE/EMT



**Are you ready for  
Storm Season?**

Colorado storms bring hail, rain and roof damage. Call us today!









**FREE ROOF INSPECTION**

**303-425-7531**







**Covenant Corner...**, *continued from page 3*

tures, or enclosures, always submit a copy of your boundary survey with your improvement marked on the survey. This is very important because your survey will show any easements or right of ways that should not be restricted. Along with the survey, make sure you include a detailed description of your improvement and the types of materials used. You can get this information from your contractor when needed. For exterior paint colors, include swatches of your paint and trim colors and paint samples on your garage door. For roofs, submit a sample of your shingle or roofing material. The form you need to fill out can be found on the community website for your convenience and be sure to plan accordingly.

Do not start your improvement prior to receiving written approval from the ACC. Your contractor may be hovering over your shoulder, telling you that they've done several of these in this community, they have a hole in their schedule and could start tomorrow, any number of tactics to get you committed but don't do it. Doing so could cause you to have to remove what you've started and postpone the work. There's also a chance that what you want done does not comply with the standards of the community, such as fence styles, designs, color, materials, or location. Keep in mind that if you start a project without approval you can be issued a fine or even required to remove it and start over at your own expense.

—Susie Ellis, Covenant Compliance Officer



## 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 2021, barring any health regulation modifications. The Board is excited about them and we hope you are too.

- Holiday Hayride - Dec. 18, 2021

These events have been great in the past, and we look forward to them being awesome in the future.

## Electric Car Purchases Growing For The Future

Car buyers are increasingly looking at electric and hybrid vehicles for their next purchase, the Changing America website reports. In a CarMax survey of 1,000 people, 55.9% said they were likely to purchase either an electric or hybrid car when the time came, even though 55.1% said they haven't ever driven an electric car.

So far, electric cars are still a small percentage of auto purchases, representing just 3.4% in 2020. But worries about climate change seem to be motivating prospective buyers to consider low-carbon options.




**Jenelle Bezdek**  
Broker Owner  
**303.668.6970**  
[www. SupremeRealtyGroup.com](http://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](https://www.Facebook.com/SupremeRealtyGroup)**








# RUBIO ROOFING

We are the trusted source for complete  
roofing and gutter services  
in Colorado for over 30 Years.




**CALL 303-807-0844**  
[www.RubioRoofing.net](http://www.RubioRoofing.net)

- ✓ Roof Replacement and Repair
- ✓ Gutter Replacement and Upgrade
- ✓ Covered Patios
- ✓ Locally Owned Family Business

~ *Quality Construction Since 1989* ~

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

Find more professionals to suit your needs on our Service Provider Directory at [www.coloradolasertype.com](http://www.coloradolasertype.com).

**Handyman service**, home repair, fixtures, paint and drywall, doors, windows, decks, cabinets, kitchen and bath update. 35 years exp. Russ at 210-865-1075.

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

**Lisa's Music Studio.** Piano, Guitar, Banjo, Ukulele, Viola, Violin, Cello, & Drums. 303-883-1157. Virtual Lessons Offered.

**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

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

**OB PAINTING. Interior/Exterior.** Free Est. **Now offering Roofing Services.** Call today! 25 years in business! Rob: 303-986-8198

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.

## Veterans Day

Veterans Day is a time for us to pay our respects to those who have served. For one day, we stand united in respect for you, our veterans.

This holiday started as a day to reflect upon the heroism of those who died in our country's service and was originally called Armistice Day. It fell on Nov. 11 because that is the anniversary of the signing of the Armistice that ended World War I. However, in 1954, the holiday was changed to "Veterans Day" in order to account for all veterans in all wars.

We celebrate and honor America's veterans for their patriotism, love of country and willingness to serve and sacrifice for the common good.



## Hunger & Homelessness Awareness Week

**Nov. 13-21.** Hunger and Homelessness Awareness Week is an annual program where people come together across the country to draw attention to the problems of hunger and homelessness. Participating groups spend the week holding a series of educational, service, fundraising, and advocacy events.

## PLEASE SHOW YOUR THANKS...

to the small businesses that support this free neighborhood newsletter by using their services.

If you own a local business and would like to help support your neighborhood newsletter,

**CALL TODAY TO PLACE AN AD!**



**Personal one-time sale ads are always free for residents!**

**Colorado Lasertype**  
Your neighborhood newsletter publisher

**303-979-7499**  
[GETINFO@COLORADOLASERTYPE.COM](mailto:GETINFO@COLORADOLASERTYPE.COM)  
[WWW.COLORADOLASERTYPE.COM](http://WWW.COLORADOLASERTYPE.COM)

## Carve Your Turkey With Flair

A good Thanksgiving dinner is usually about the turkey. You don't have to be a surgeon to carve one correctly, but proper carving and slicing techniques will ensure you get the most meat from your bird and enable you to present an attractive meal to your family and friends.



Follow these simple techniques for successfully carving your holiday turkey:

- Let your 10-pound-or-bigger turkey stand at room temperature for 10 to 20 minutes after cooking and before slicing. This allows the juices to distribute evenly throughout the turkey. Netting and cooking bags are also easier to remove after waiting.
- Slice or carve the turkey on a sanitized cutting surface.

Knives, pans, and covers should be sanitized, too. Resanitize boards and knives every 30 minutes. Wear disposable food-handling gloves while carving or frequently wash your hands thoroughly.

- After 10–20 minutes holding time, carve the turkey into major sections (i.e., breasts, thighs, drumsticks, and wings).
- To serve turkey hot, place sections in pans. Cover with foil or plastic film to retain heat and moisture and to minimize the possibility of contamination. Hold at 140° F or higher in a hot holding device (a cabinet or steam table). Your turkey should be at least 140° F when placed in the holding pans. The heating device will only maintain temperature. A maximum holding time of 20 to 30 minutes is recommended.
- Slice the sections into serving pieces, arrange them on a plate, and add garnish. Enjoy!

## Turkey Trots: Denver Metro Area

- **Littleton, CO: Gobble Wobble**, Clement Park visit: <https://gobblewobblerrun.com/>  
Race Day: 11/25 8:30 a.m.
- **Centennial, CO: Onesie Brew Run**, Half Penny Brewery  
<https://www.rockymountainbrewruns.com/onesie>  
Race Day 11/21 10:00 a.m.
- **Denver, CO: Pumpkin Pie Run**, City Park

[https://www.coloradorunnerevents.com/Pumpkin Race Day 11/20 8:00 a.m.](https://www.coloradorunnerevents.com/PumpkinRaceDay11/20800a.m)

- **Denver, CO: Gravy Boat 5K**, Sloans Lake  
<https://raceroster.com/events/2021/37633/2021-gravy-boat>  
Race Day: 11/25 8:00 a.m.
- **Denver, CO: Turkey Trot**, Central Park  
<http://www.harvestinghope5k.com/> Race Day: 11/25

## WOODBOURNE SPECIALIST

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

**Gary Manes, Broker**  
Cell **303-870-9172**  
[www.garymanes.com](http://www.garymanes.com)  
[gary@garymanes.com](mailto:gary@garymanes.com)



"Proven Performance...Not Just Promises"

## TRY A FREE WEEK!

- **New Outdoor Workout Area**
- **Kids Class Thursdays**



- **Bootcamp / HIIT Classes**
- **Open Gym Hours**
- **Personal Training**
- **USA Weightlifting Certified**
- **Nutritional Counseling**

- **Dedicated Kids Area**
- **OPEN TO ALL AGES AND ALL FITNESS LEVELS!**

[www.CROSSFITKENCARYL.com](http://www.CROSSFITKENCARYL.com)

**720-660-1213**

**TRAINED &  
CERTIFIED  
COACHES**