



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

March 2022

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Annual Homeowners Meeting: April 13, 2022

The Annual Homeowners Meeting will be held on April 13, 2022, 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. There is a slightly earlier start time to allow for both the Annual Homeowner's meeting as well as a monthly business meeting. If you cannot make it, please submit a proxy prior to the meeting.

Please Shovel Your Snow

We have already experienced quite a bit of snow this year. Please be a thoughtful neighbor and remove snow from the sidewalks as soon as possible. Remember that we have a lot of children in the neighborhood and a lot of neighbors that enjoy walking the neighborhood. If snow is left to sit, it causes icy conditions that can quickly become very dangerous. If you need assistance with snow removal, consider contacting one of the neighborhood youth listed in the back of this newsletter offering such a service. Thanks for your help in keeping our sidewalks safe.

Board Meeting

March 9, 2022, 7:00 p.m.
At the Clubhouse

Notes From the Board Meeting

The February Board meeting was held on February 9, 2022. As the New Year rolls along, many issues are being considered by the Board.

It's nice that the days seem to be getting longer and we know that many of you are planning improvements as spring approaches. As always, ACC approval is needed in advance for these projects. There will be a new form available soon for any submissions for ACC requests. The Board hopes that while the new procedures do require a bit more upfront information and input from homeowners, they will reduce the back and forth and ultimately speed up request approvals. Look for the new form on our website, www.woodbournehoa.com.

The Board would like to extend a warm welcome to **Darrel Loyd** who has joined the Board effective Feb 9, 2022. We would also like to thank **Brittney Rodgers** for her service to the Board. If you have interest in participating on the Woodbourne HOA Board, please reach out to Celeste Terrell of CLA at 303-265-7875 or Celeste.Terrell@claconnect.com. We have elections for Board positions at the Annual Homeowners Meeting in April.

There have been reports in the news that residential fences may have contributed to the rapid spread of the Marshall Fire in Boulder County. The Board learned that some metro area fire districts are working with neighborhoods to develop fire mitigation plans. The Board has reached out to West Metro to see if they are doing any such work with communities. If they are, we will look into it and report the results to the community. Other news

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Woodbourne Pet Reminders and Animal Restrictions

It is important for Woodbourne residents to remember that there are pet restrictions in the community. The size of the lots in Woodbourne make it an inappropriate setting for raising animals other than a certain number (per county restriction) of domesticated dogs, cats, and other common household pets. Raising bees or other insects is not permitted. Raising livestock such as horses, goats, sheep, or chickens, is prohibited.

In addition, there are several restrictions regarding dogs. Per county ordinance, all dogs must be on leashes when off the owner's property. Also, dogs should not be allowed to bark excessively. Please be a considerate dog owner. Keep your dog inside at night when possible and, if your dog is left outside all day and is known to bark, please take measures to prevent excessive barking. When you walk your dog, it is a good idea to take a plastic bag with you to remove your dog's waste. The Board has installed pet waste stations to assist dog owners with this.

If you become aware of any of these types of animal activities, please report them to the Community Manager, **Celeste Terrell** at **303-265-7875**. It is a safety risk to fellow residents to have these types of activities in the Community.

From The Board, *continued from front page*
 stories have pointed out that many homeowners affected by the Marshall fire were underinsured. So it may be wise to contact your insurance agent and review your coverage.

The Board has received some reports of security lights that have been installed in Woodbourne homes and are directed so that they shine into other residents' homes. This can be a very disruptive nuisance. Please be aware of this issue and avoid it if you have or are planning on installing security lighting around your home. A little forethought can avoid an unintentional problem.

The Annual Homeowners Meeting is fast approaching and the Board is already planning for it. Please remember that we will need one hundred and two homeowners in attendance, either in person or by proxy. Please see the information on submitting a proxy in this newsletter. We want to have a successful meeting and not have to reschedule as we have in some recent years. The Annual Homeowners Meeting is scheduled for Wednesday, April 13, 2022.

Our next Board meeting will be held on March 9, 2022, at 7:00 p.m. The meeting will be held in-person at the Clubhouse. Please contact **Celeste Terrell** of CLA at **303-265-7875** with any questions.

— **Jeff Hoffman, President**



Save Your Vision Week

March 6-12, Few realize how many people lose their sight every year. Many forms of blindness can be cured if discovered soon enough, and many people blinded by accident could have kept their sight had they taken minor eye safety precautions. Our eyesight and the eyesight of our children should be paramount on our list of personal responsibilities. Money can't buy it, but a checkup and early care can preserve it.

**This Space
 Intentionally Left Blank
 for Teen Services**

2021-2022 Board Members

Jeff Hoffman, President - JeffH@woodbournehoa.com

Errin Elizondo, Secretary - ErrinE@woodbournehoa.com

Kit Badger, Treasurer - KitB@woodbournehoa.com

Sheryl Archuleta, At-Large - SherylA@woodbournehoa.com

Darrel Loyd, At-Large - DarrelL@woodbournehoa.org

WOODBOURNE WEB SITE: 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.
 Home Owner Education: www.altitude.law

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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.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 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.

*Families are the compass that guide us.
 They are the inspiration to reach great
 heights, and our comfort when we
 occasionally falter.*

—**Brad Henry**



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

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

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

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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 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.

Get Reminders About Trash Day Delays

When we have a Monday holiday our trash collection is delayed by one day. We can also have delays if Waste Connections decides to delay for a day due to the weather. You can get phone reminders and notifications about these delays if you contact Waste Connections and get put on their list. Contact them at 303-288-2100 and ask to be added to the phone notification list.



Red Cross Month

Red Cross Month has been an annual tradition since 1943, when President Franklin D. Roosevelt issued the first Red Cross Month proclamation. Join the Red Cross mission by volunteering, donating blood, learning lifesaving skills, or making a financial contribution.

Let us help with your
home and loan needs!

Your neighborhood specialists.



Sheryl Archuleta
Realtor



(720) 298-6534
archuletarealtygroup@gmail.com



Jade Weinstein
Mortgage Loan Originator



(720) 679-3519
Jade.VonMortgage.com
Jade@VonMortgage.com

NMLS# 2235708 | Von Mortgage NMLS# 227765 | Equal Housing Lender



LORI JACKSON, Realtor, NEIGHBORHOOD SPECIALIST
with Betsy R Prinzi



*Welcome Spring
With Fire Safety*

Just because you may be ready for summer doesn't mean that we have had enough moisture to be drought free this hot summer. To keep your home & investment safe... start with these items: Regularly trim trees & shrubs; clean gutters & roofs; keep firewood & propane 30' away; use rocks vs. mulch; mow 10' beyond your perimeter; replace combustible fencing; have 6" vertical clearance between ground & siding base.

Tip Of The Month: I will be hosting a Fire Scaping class on April 4th from 9-11am. FREE to attend! 350 Indiana St @ 1st American Title in Golden (6th + Indiana) RSVP for seating. Our fire fighting HEROES will be grateful!

Call us to help you plan your next move & to answer your Real Estate questions.

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

Email: LoriJacksonRealtor@gmail.com

Website: ActionJacksonRealEstate.com



FIREFIGHTER



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Voting and Proxy Requirements for the Annual Homeowners Meeting

For the Annual Homeowners Meeting on April 13, 2022, 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.

Special Events

Special Events are a vital part of bringing the Woodbourne community together. These past two years were a challenge but we look forward with optimism for our Special Events this year. We cannot do it without you. Here is a list of upcoming events for 2022. The Board is excited about them and we hope you are too.



- Easter Egg Hunt 2022 -- TBD
- Annual Homeowners Meeting -- April 13, 2022
- Shrub and Tree Chipper Event -- May 14, 2022
- Electronics Disposal Event -- May 14, 2022
- Pool Opening -- May 28, 2022
- Woodbourne Annual Garage Sale -- June 3 & 4, 2022
- Large Item Trash Pickup -- June 11, 2022
- Fourth of July Activities -- TBD
- Pool Closing -- September 5, 2022
- Holiday Hayride: December 17, 2022

Special Events are always susceptible to modification or cancellation due to unexpected changes.

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