



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

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Recreational Vehicle, Trailer, & Boat Regulations

As the summer heat arrives, there are more recreational vehicles, boats, trailers, and the like popping up in the neighborhood. Please remember that any recreational vehicle, trailer, or boat, may only be parked in the neighborhood for 72 hours before or after a trip for the purposes of packing, unpacking, or cleaning. They **cannot** be parked in the neighborhood for more than 72 hours and **cannot** be stored in Woodbourne. It is very important that residents store these items offsite or, if possible, in the garage. Help us to keep Woodbourne looking its best and keep the streets clear.

If you have questions about covenant enforcement, please contact **Susie Ellis** at compliance@comcast.net or **303-422-4473**.

Meadows Fencing Issues

The homes backing to the West Meadows Drive fence are responsible for the upkeep of the pickets, posts, and painting of this fence. 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 any repairs, cleaning, or painting as needed.

Next Board Meeting

July 13, 2022, 7:00 p.m.
At the Clubhouse

A Note From the Board President

It has come to the Board's attention that there are a substantial number of homeowners who are behind on their monthly dues. This isn't at all normal for Woodbourne and it is likely the result of the change in payment processing method that occurred in February of this year. This is actually affecting the HOA's account balances as we head into the costliest months for utilities and services.

Please see the article in this newsletter for instructions on how to make the necessary changes. Your account number and house number are needed to login. Your account number can be found on your payment coupons and the password is your house number (e.g. 12345). If you cannot locate your account number, contact the CLA Billing Services Team at **303-265-7949**.

If you are behind on your monthly dues payments as a result of this change, do not correct your payment method, and August dues are not received before the August late payment date, your account may be turned over to collections for legal action. This is totally unnecessary if you just neglected to insure that your payment method was up to date. Please check and make sure you are in compliance.

If you haven't responded to the community survey about allowing painted brick in Woodbourne, please do so soon at <https://s.surveypal.com/r/hok48pn>.



Don't forget to join the community for the Bike Parade and fun activities that will follow on July Fourth!

The next Board meeting will be held on July 13, 2022, at 7:00 p.m. at the Clubhouse. In the meantime, please contact **Stephanie Odewumi** (303-265-7845) or **Ashley Heidt** (303-265-7801) with CLA with any questions.

— **Jeff Hoffman, President**

Please Think About Our Pets and Vets on the Fourth of July

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. During the recent drought, any fireworks can cause dangerous fires. 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

continued on page 2

Pets and Vets, *continued from front page*

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, trouble sleeping, and even violent reactions.

Studies show that up to 20% of our veterans suffer from PTSD. When you consider the millions who 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.

Other things may change us, but we start and end with the family.

—Anthony Brandt

2022-2023 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.

Stephanie Odewumi, Community Manager
 303-265-7845, Stephanie.odewumi@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@coloradolasertype.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 Woodbourne clubhouse and pool open for reservations. The Clubhouse is available until 10 p.m. Sun. through Thur. and until midnight on Fri. and Sat. 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.

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2022 Dues Payment Issues

At the beginning of 2022, the annual HOA dues were increased to \$65.00 per month. At about the same time, our management company changed the way that some automatic dues payments were processed. There are a substantial number of homeowners who are behind on dues since this change occurred. If you didn't make the necessary changes to how you pay your dues, PLEASE DO SO SOON. If you don't correct your payment method and August dues are not received before the August late payment date, your account may be turned over to collections for legal action. If you need assistance, call the CLA Billing Services Team at 303-265-7949.

These are the instructions that were sent to Homeowners earlier this year.

Woodbourne HOA would like to announce a change in the processing method for the automatic bank withdrawal used to pay your association fees. You are receiving this letter because **the current payment method that you are enrolled in is no longer active**. Effective with your next billing cycle, all homeowners wishing to continue with recurring payments will be required to enroll on the new secure payment portal.

Within the portal, you will have the option of enrolling in recurring credit card or e-check (bank withdrawal) payments. To re-enroll, please execute the following steps within the secure payment portal:

- <https://billingservices.cliftonlarsonallen.com/ubs61/>
- Enter your account number
- Password (if you have not used the customer portal, please follow the instructions on the log in page)
- Click on online payment link in the menu at the bottom left
- Enter your payment amount and click on the "Go To Point and Pay" box
- Enter your payment information
- Click the box electing to have future bills paid by this payment method

Please note that there is a 3% per transaction fee for credit card payments, and a flat \$1.00 per transaction e-check (bank withdrawal) fee associated with this service. Through this service you may establish credit card or e-check (bank withdrawal) payments as recurring, or you may make one-time payments as amounts become due.

If you do not wish to enroll in either of the options through the secure payment portal, you may pay via check or through your personal bank bill-pay service. Please note: If using your bank's bill pay service, please schedule your payment at least 10 days prior to the due date as the bank prepares and mails us a physical check.

Please contact us with any questions via phone or email at the contact information listed above.

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Special Events

Special events are a vital part of bringing the Woodbourne community together. Last year, we had to cancel some activities due to the COVID-19 public health crisis. The Board is releasing this list of events for 2022 with the qualification that any listed event may be cancelled, rescheduled, or postponed due to public health orders. The list here includes the current dates for these events. More information will be provided as it is made known.

- Woodbourne Annual Fourth of July Bike Parade – Monday, July 4, 2022
- WAVE Swim Meet – Saturday, July 16, 2022
- Pool Closed – Tuesday, September 6, 2022
- Holiday Hayride – Saturday, December 17, 2022

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



Six-Year-Old Boy Discovers Ancient Shark Tooth

The megalodon, an ancient shark some 50–60 feet long, stopped prowling the seas some 2.6 million years ago, but its fossils remain, especially its teeth, which are often found off the East Coast of the United States and near the coast of Morocco. Those teeth could be as long as seven inches, but a six-year-old boy recently stumbled across a nice specimen on a beach in the United Kingdom, the Live Science website reports.

The boy found the four-inch tooth on a beach in Suffolk, a popular site for fossil hunters. Because sharks of all kinds lose and grow new teeth all their lives, fossils of them are common, but finding one in England is rare.

Park and Recreation Month

Since 1985, Americans have celebrated Park and Recreation Month in July to promote the importance of parks and recreation in health and wellness, conservation, and social equity. Parks are the cornerstone of nearly every community, serving millions of people as places anyone can go to be active and healthier, connecting with nature and gathering together.

World Snake Day

July 16. There are about 3,400 known species of snakes living in almost every region in the world playing a vital role in maintaining the well-being, sustainability, and biodiversity of various ecosystems.

Save Your Money In Three ‘Buckets’

Saving for retirement is important, but it shouldn't be your only savings goal. A single long-term investment strategy can lock you in, unable to access money if you need it ahead of time. The Insider website recommends a strategy with three “buckets.” One bucket is for zero to five years; the second is five to 15 years; the third bucket is 15 years or more. That way you'll have access to your money without penalties when you need the down payment for a new car or a house. Work with a financial planner to find the right three buckets for you.

Happy 4th of July

Inventory Increase = A great opportunity to buy your dream home!

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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.



Three Signs It's Time For A Change

Are you in the right career? Don't waste your time if you're running up against these obstacles, advises the Zenopa website:

- **You feel unappreciated.** Your managers don't show your work and results the respect you believe they deserve.
- **You've lost your passion.** You no longer believe in the mission of your organization.
- **You're not being challenged.** You're doing the same job day after day without learning new skills.



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METRO DENVER FARMERS' MARKET

MARKET ON YOUR CALENDAR

Saturdays
SOUTHWEST PLAZA

APRIL 30 - OCT 29
Southeast Parking Lot
Wadsworth & Bowles
8am-2pm or Sellout

Saturdays
LAKWOOD

JUNE 11 - SEPT 24
Mile Hi Church
9077 W Alameda Ave
10am-2pm or Sellout

Sundays

STEAD SCHOOL AT REUNION

JUNE 12 - SEPT 25
18251 Homestead Trail
10am-2pm or Sellout

Sundays

HIGHLANDS RANCH

MAY 1 - OCT 30
Highlands Ranch Town Center
9288 Dorchester St.
10am-2pm or Sellout

Wednesdays

LITTLETON

JUNE 15 - SEPT 28
Aspen Grove
7301 S. Santa Fe Dr.
10am-2pm or Sellout

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www.denverfarmersmarket.com



Fun Things To Do In July

Farmers' Markets

The Mile High City's more than 20 farmers' markets aren't just about locally grown produce, delicious baked goods and prepared foods — though you'll find those in abundance! Each market is a festive, weekly street fair, many with live entertainment and family-friendly activities.

Cherry Creek Arts Festival

WHEN: July 1st – 3rd, 2022

Now in its 31st year, the Cherry Creek Arts Festival has grown into a world-class destination for a showcase of the region and country's culinary, performing, and visual artists. Last year, attendance to the three-day festival exploded, as the festival drew roughly 350,000 people to Denver.

This year, you won't want to miss it. The festival features work from local, regional, and international artists, patrons can sample tasty culinary treats, and there's a great line-up of live music on three stages.

Crested Butte Wildflower Festival

WHEN: July 8–17, 2022

As the official Wildflower Capital of Colorado, Crested Butte is the obvious place to host this event, packed with guided wildflower hikes, 4x4 tours, photography classes, gardening instruction and much more.

Summer BrewFest at Mile High Station

WHEN: Saturday, July 23rd, 2022

There's nothing like sipping a cold beer on a hot summer day and you can do plenty of that at the Summer BrewFest in Denver. Held downtown each year, the event draws brewers from Colorado and beyond, and attendees can sample the suds, grab a bite to eat, and while away the evening with friends.

Organizers bill this as an "intimate" affair, and as such, tickets do tend to sell out. Plus, the event features live music and a line-up of food trucks, making this a fun festival to spend a couple of nights.

Breckenridge Food & Wine Festival

WHEN: July 29–31, 2022

The Breckenridge Food & Wine Festival brings you a unique wine-tasting experience starring an array of varietals created by top wineries. From the soft and smooth to the unabashedly bold, guests will get more than their fair share of delicious sips with nearly 300 wines to choose from! Small dishes will be available for purchase to accompany each vintage, and live music featuring Spinphony will blow your mind!

16th Street Fair

WHEN: July 30–31, 2022

The annual 16th Street Fair is a celebration of fine art, handcrafted goods and the 16th Street Mall in Downtown Denver. Take a stroll along the 16th Street Mall to enjoy a showcase of emerging artists and designers producing original and unique handmade goods in a wide array of media. This is Downtown Denver's premier art and craft festival located in the city center along the busiest pedestrian street in the state!

–<https://www.denver.org>
–<https://www.colorado.com>



LORI JACKSON, Realtor, NEIGHBORHOOD SPECIALIST
with Betsy R Prinzi

Happy 4th of July!

"We hold our heads high, despite the price we have paid, because freedom is priceless." – Lech Walesa

Market Updates =

- Denver Metro is 37/100 in home value for metro areas
- Current Days-On-Market is 9 vs 2
- Closing Price is nearly List price vs +15% last year
- 14% more active listings than April

July Tip Of The Month: If you have owned your home more than 2 years, check your home value for equity options, property insurance values & mortgage insurance.

Call me if you are considering Buying or Selling & ask about my HERO rebate!

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

Email: LoriJacksonRealtor@gmail.com

Website: ActionJacksonRealEstate.com

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