



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

September 2022

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Labor Day – Trash Pick-up Delay

Because Labor Day falls on a Monday, our regular trash pick-up day will be delayed by one day this month. So Waste Connections will be picking up the trash on Tuesday, September 6, 2022. Don't put out your trash too early, especially in the heat.

Slow Down For Safety

Woodbourne is a great family neighborhood and part of what is so great is the amount of young children living in our community. It is also a great neighborhood for walking and bike riding. Now that school is back in session, it's a good time to think about your driving. Just before school was started this year, a little girl named Ava was hit by a vehicle that didn't see her in time. She ended up in the intensive care unit with a broken leg. There are a lot of cars that speed through the neighborhood and often run stop signs. Please be considerate and slow down. If you have young drivers, talk to them about the dangers of speeding. Together we can stop a tragedy from happening.

Pool News

The pool will be closing on September 6, 2022. We hope that all residents enjoyed the pool this season. Don't forget to keep your pool fob for next year. If you have lost your fob please contact our management company for a replacement. There is a \$25 replacement fee. See you next summer.

Next Board Meeting

September 14, 2022, 7:00 p.m.

At the Clubhouse

Notes From The Board

My how time flies. It seems like just a short time ago the Board was reminding residents about shoveling snow from our sidewalks. Now it's summer and fall is just around the corner. As many of you know there are a lot of issues in front of the Board right now as the neighborhood ages.

An informal survey was put out to all homeowners with the question of whether or not to allow painted brick in the neighborhood. There were approximately

150 households that responded and a large percentage were in favor of allowing painted brick. The Board still has concerns over this issue and has heard from the management company that no other communities that they manage allow painted brick. The primary reasons are that brick is porous and not intended to be sealed, it is all but impossible to remove,

and routine maintenance is required for it to not become very unsightly. The Board hopes to be able to talk to a mason about that and any other long-term issues of painting brick before making a decision. The Board is concerned that a decision of this magnitude could have long lasting implications to property values in the neighborhood.

Another issue, that you are all too familiar with, is the substantial increasing cost of goods and services. After reviewing this year's expenses so far, it appears very likely that we will be running a deficit even after we raised dues in January. A deficit means that we will be using reserve funds to cover operating expenses. In addition, the reserve study recommended that we should be contributing thirteen dollars per household each month for future scheduled projects. The entire 2022 Woodbourne HOA Reserve Study as well as the Executive Summary is available (or will be soon) under Community Documents > Financials at www.woodbournehoa.com. That said, we want to make sure everyone has ample lead time to prepare for the HOA monthly dues going up substantially in 2023.

There are still a substantial number of delinquent accounts. Please review your bank statement and confirm that you are paying your monthly dues. You can also double check your account balance by clicking on Payments on the menu bar at www.woodbournehoa.com.

The pool will be closing after the Labor Day weekend. The pool is in need of resurfacing and we are hoping to get it completed this fall to avoid any delays in opening next spring.

Our next Board meeting will be held on September 14, 2022, at 7:00 p.m. at the Clubhouse. Please contact **Stephanie Odewumi** (303-265-7845) or **Ashley Heidt** (303-265-7801) with CLA with any questions.

— Jeff Hoffman, President



Community Paper Shredding Event – September 17, 2022


Save the date for a community Paper Shredding Event. Fall is almost here and it's a good time to get rid of any old documents that are cluttering up your home. Simply stop by the pool parking lot and drop off your papers and Shred-IT will be there to shred your private documents securely. The event will run on Saturday, September 17, 2022. Drop off times are from 9:00 a.m. to 12:00 p.m. There is no charge for this service. Thank you to Brittney Rodgers for sponsoring this event.

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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.

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
Brooklynn E.	13	B/P	xoxojenni@yahoo.com
Sabrina F.	12	B*	Wkforbes@gmail.com
Ava M.	13	B*	bmulcahy@jeffcoschools.us
Avery M.	15	B/P	asarrault@hotmail.com
Maia O.	14	L/P	cynthia.ottenbrite@gmail.com
Mackenzie W.	13	B/L/S/P	sommerwall@gmail.com

To add your teen's name, please email **Colorado Lasertype** at getinfo@coloradolasertype.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.

Recreational Vehicle, Trailer, and Boat Regulations

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 also 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 the streets clear.

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



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 2022, barring any health regulation modifications. The Board is excited about them and we hope you are too.

- Pool Closing – Tuesday, September 6, 2022
- Free Shredding Event – September 17, 2022
- Holiday Hayride – December 17, 2022

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

Fence Repair and Staining

The weather is nice and it is the perfect time to get those fences repaired and stained. There are quite a few sections of the fence that look like they need structural repairs. If you have a fence along Meadows and want to stain that fence, the stain is BEHR – Plus 10 – Solid Color – House & Fence Stain – Light Lead #542 and should be available at Home Depot. Given tough Colorado weather, the best results can be obtained if the fence is power washed first to remove damaged stain before re-staining. Also, two coats of stain will provide optimum results.

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Happy Fall in the Neighborhood
 September 26th is National Family & Community Day!

Email us a picture of the neighborhood, your family & friends living here or a project that benefits this community specifically. Tell us how it makes living in Woodbourne & Canterbury extra special. With multiple entries, we will have 3 residents vote on the most beneficial & unifying entry. With permission, we will share it.

September Tip: Call our team to run a home value on your property to show your investment & equity.

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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Toast The Autumn Season at an Oktoberfest Festival!

A proud German tradition since 1810, Munich's Oktoberfest is now one of the world's largest fairs, gathering more than six million people over seventeen days. It's held from late September to early October.

With nearly a million Coloradoans claiming German heritage, we have our own fair share of Oktoberfests. Most events feature Bavarian food, dance, music, and beer.

VAIL OKTOBERFEST

Date: Fri-Sun, September 9-11 & 16-18, 2022

Address: Lionshead Village and Vail Village, Vail

About: Celebration of Bavarian music, dancing, food, yodeling, and alpenhorn blowing, held over two weekends in Vail's Austrian-inspired village. Compete in Klement's Bratwurst Eating Contests, Keg Bowling, Stein Lifting, Oktoberfest Costume, and the Oktoberfest Fun Run. Paulaner Bier is enjoyed.

STEAMBOAT OKTOBERWEST

Dates: Sat, September 10, 2022

Address: Steamboat Springs

About: Over 40 brewers come to Steamboat's mountain village for this annual Octoberfest. Enjoy craft beer, live music, and a beef cook-off.

LOVELAND OKTOBERFEST

Date: Fri-Sat, September TBD 2022

Address: Grimm Brothers Brewhouse, Loveland

About: Free admission, food trucks, craft vendors, and family activities. Concert at Thunder Mountain Amphitheater.

PARKER OKTOBERFEST

Date: Fri-Sun, September TBD 2022

Address: O'Brien Park, Parker

About: 14th annual event with German music, dancers, Biergarten with three Paulaner beers, Miss Oktoberfest contest, and an obstacle course, bungee tramp & a slide for kids.

DENVER OKTOBERFEST

Date: Fri-Sun, September 16-18 & 23-25, 2022

Address: 21st Ave and Larimer St, Denver

About: Since 1969, Denver has been hosting its Oktoberfest, which now attracts over 350,000 fans. Maxim and USA Today claim it as the best Oktoberfest in the USA. Entertainment includes stein hoisting, keg bowling and brat eating contests, live music, as well as the 11th annual Long Dog Derby, which determines the city's fastest dachshunds.

CASTLE ROCK OKTOBERFEST

Date: Sat, September 17, 2022

Address: Wilcox Square and surrounding streets, Castle Rock

About: Free Oktoberfest, street fair, live music, food vendors, bounce houses, and demonstrations.

BRECKENRIDGE OKTOBERFEST

Date: Fri-Sun, September 23-25, 2022

Address: Main St, Breckenridge

About: Breck's Oktoberfest is one of the largest in the Rocky Mountains boasting German cuisine (two dozen food vendors), dancers, costumes, Oompah & polka music as well as Paulaner Bier. Activities include a 5k, keg tapping ceremony, and games for the kids. Please leave dogs at home.



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National Neonatal Nurses Week

Sept. 12–18. Neonatal Nurses Week provides an opportunity to celebrate the hard work and dedication of the neonatal community of nurses and APRNs. The contributions of these health care workers to the tiniest patients make a difference that lasts a lifetime to babies and their families.



Baby Safety Month

Keeping your baby safe is your No. 1 priority as a parent or caregiver. Whether you're expecting your first baby, adding to your family, or enjoying being a grandparent, now is the ideal time to take some simple steps to keep your baby healthy and safe.

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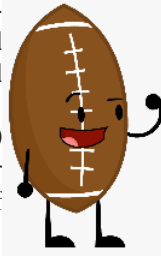


Foothills Parks and Rec Improvement Project

Since 2018, the District has been working hard to put the 2017 mill levy proceeds to excellent use by improving existing parks and facilities. The improvement projects proposed to be accomplished, starting in the year 2018, were outlined as part of the 2017 mill levy election.

In 2021, without raising taxes, proceeds from the 2020 mill levy continuation will support the Vision 2030 Master Plan, which features improvements recommended as part of a public process throughout the District that will focus on:

Maintaining, conserving and improving parks, open spaces, and natural areas throughout the District; Improving, connecting and extending recreational trails for walkers, hikers, and bikers; Providing and improving existing active recreation opportunities, programs and facilities for all residents, including seniors, families and children; Enhancing water conservation and energy efficiency by replacing or improving aging systems.



- Improvements Description: Remove batting cages and basketball court. Replace current sport court area with three lighted tennis courts and 10 lighted pickleball courts. The location of the smaller tot playground will be shifted and positioned closer to the sport courts with new playground equipment. View the Conceptual Plan – concept plans are for planning purposes only and do not reflect actual finishes, colors or placement.
- Temporary User Impact: Sport court area will be closed during construction. Construction began in Fall 2021.
- Anticipated Completion: Summer 2022

Clement Park – Sport Court Complex

- Current Conditions of Sport Court Complex: This park opened in 1987. Three of the four tennis courts and basketball court are closed and unusable due to severe cracking of asphalt surfacing.
- Recommendation: With the popularity and community requests for pickleball, construct 3 tennis courts and 10 pickleball courts. Remove batting cages and basketball court to make room for the pickleball courts.

Additional Background: The site now known as Clement Park was part of the Grant Family Ranch and was purchased from the Grant Family by Jefferson County Open Space for use as a park. In 1987, Jefferson County Open Space developed Clement Park with funds from the county-wide Open Space Tax. In 1989, the park was leased to Foothills Park & Recreation District for management purposes, and was deeded to Foothills in 2018. As part of the Clement Park Redevelopment Master Plan, several improvements have been completed during a multi-year process from 2016-2019. The District invested in renovating the batting cages located at Schaefer Athletic Complex that included offering 3-speed adjustable pitching machines, ranging from 40 – 70 MPH, as well as a choice of Baseball, Softball and Softball slow-pitch.

— <https://www.ifoohills.org/projects/>

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<p style="text-align: center; color: blue; font-weight: bold;">Saturdays</p> <p style="text-align: center; color: red; font-weight: bold;">SOUTHWEST PLAZA</p> <p style="text-align: center; font-size: 0.8em;">APRIL 30 - OCT 29 Southeast Parking Lot Wadsworth & Bowles 8am-2pm or Sellout</p>	<p style="text-align: center; color: blue; font-weight: bold;">Saturdays</p> <p style="text-align: center; color: red; font-weight: bold;">LAKEWOOD</p> <p style="text-align: center; font-size: 0.8em;">JUNE 11 - SEPT 24 Mile Hi Church 9077 W Alameda Ave 10am-2pm or Sellout</p>
<p style="color: blue; font-weight: bold; font-size: 1.5em;">5</p> <p style="color: blue; font-weight: bold;">Sundays</p> <p style="color: red; font-weight: bold;">STEAD SCHOOL AT REUNION</p> <p style="font-size: 0.8em;">JUNE 12 - SEPT 25 18251 Homestead Trail 10am-2pm or Sellout</p>	
<p style="color: blue; font-weight: bold;">Sundays</p> <p style="color: red; font-weight: bold;">HIGHLANDS RANCH</p> <p style="font-size: 0.8em;">MAY 1 - OCT 30 Highlands Ranch Town Center 9288 Dorchester St. 10am-2pm or Sellout</p>	<p style="color: blue; font-weight: bold;">Wednesdays</p> <p style="color: red; font-weight: bold;">LITTLETON</p> <p style="font-size: 0.8em;">JUNE 15 - SEPT 28 Aspen Grove 7301 S. Santa Fe Dr. 10am-2pm or Sellout</p>

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