



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

November 2022

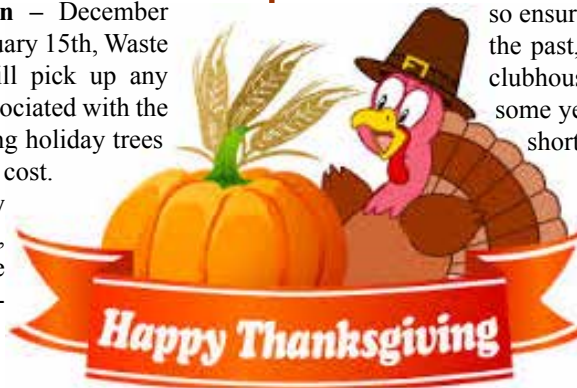
Vol. 29 No. 11 • Circulation: 425

Trash Pickup For Fall & 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 17, 2022, at the clubhouse. The hayride will begin at 5:00 p.m. and should last for about three hours. 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 17.

Next Board Meeting

November 9, 2022, 7:00 p.m.

At the Clubhouse

Notes From the Board

It's finally, truly, pumpkin spice season. The pool resurfacing project has begun and final completion is scheduled for April 2023. The Board is also researching ADA alternative ladders to make sure Woodbourne's main asset is made accessible for all of our residents.

The Annual Hay Ride is scheduled for Friday, December 17, 2022, from 5:00 p.m. to 8:00 p.m. We have contracted two wagons, so there will be room for everyone! Please put this date on your calendars, prepare your favorite carols, and enjoy some community togetherness. This is by far our most costly social event, so ensuring a strong turnout, will allow for future investment. In the past, this social event was operated as an open house. The clubhouse was open, neighbors brought cookies and cider, and some years, if he wasn't too busy, Santa Claus stopped by for a short visit.

The Board is working diligently to prepare an HOA budget that addresses community needs for the next three, five, and ten years. Committee members serve on three year rolling terms, so we want to be sure we set up our successors and our resident's budgets for success. Based on what feedback we are hearing, the Board is looking to establish a Clubhouse "refresh" budget, allocate funds for tennis court upkeep, security cameras, and other common space maintenance needs. We have, or are currently performing, some of the long-term project renovations called for in

continued on page 2

Thanksgiving Safety Tips

Although Thanksgiving is a joyous time with family and friends (even our furry friends), this time of year is also associated with an increased risk of food poisoning. Everyone should take a few simple food safety precautions to prevent food poisoning. Keep meat, poultry, seafood, and eggs separate in your grocery bags, in the refrigerator and while preparing the meal. Remember to wash your hands, kitchen surfaces, utensils and cutting boards frequently, especially after handling or preparing uncooked food. Wash produce, but not eggs, meat, or poultry. Use the microwave, cold water, or refrigerator method to defrost your frozen meat or poultry. Do not thaw on the counter and be sure to cook immediately after thawing. Following these simple tips can prevent unfortunate problems from happening.

Many people also want to share the holiday with their pets. But not every Thanksgiving dish is safe for pets. Avoid the following foods that can cause problems for animals: bread dough, cake batter, onions and garlic, Sage, raisins and grapes, walnuts and macadamia nuts, chocolate, Xylitol, avocados, beer or other alcoholic beverages, and caffeine. If a pet ingests something harmful over the holidays, owners should call their vet immediately or call the 24/7 pet poison hotline at 888-426-4435 run by the ASPCA.

From The Board, *continued from front page*

our recent Homeowners Reserve Budget study. The study is published on the Woodbourne website. We completed the major tree trimming throughout the neighborhood, replaced cracked and unsafe cement work around the pool gate, and are resurfacing the lap and wader pools. The completion of the resurfacing project will allow for at least fifteen years of summer enjoyment before we would need to look at another betterment project. The recent replacement of the main pool boiler ensures that we should not need major investments in the pool for some time.

We will be signing a new pool management/lifeguard contract in 2023 and intend to ensure our new provider is invested in Woodbourne as a partner, so they can communicate pool needs proactively and in a way that can be allocated into our budgets.

After receiving notice from CLA that they will again be substantially increasing their fees, the Board is investigating other property management companies in hopes of obtaining the same or better service at a more cost appropriate level.

Our next Board meeting will be held on November 9, 2022, at 7:00 p.m. at the Clubhouse. Please contact Celeste Terrell (303-265-7875) or Ashley Heidt (303-265-7801) with CLA with any questions.

— Woodbourne HOA Board

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.

- **Holiday Hayride – December 17, 2022**

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



2022-2023 Board Members

Jeff Hoffman, President - JeffH@woodbournehoa.com

Errin Elizondo, Vice President - 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.ColoradoLaser.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

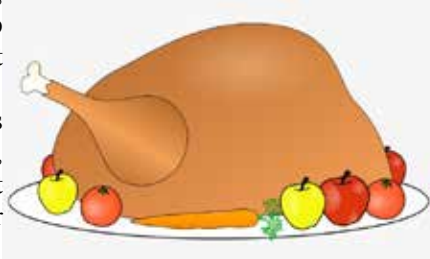
The Woodbourne clubhouse and pool open for reservations. The Clubhouse is available until 10 p.m. Sun. through Thur. and until midnight on Fri. and Sat. Reservations can be made through the reservations portal on the woodbournehoa.com website. Under the Amenities & Services tab is the Clubhouse Reservation 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.

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

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 cocompliance@comcast.net or 303-422-4473.



Your Fall To-Do List

Make sure to prep your home before the weather changes. You probably give your home a deep clean in the spring, but you should also show it some love at the beginning of fall. Here's where to start:

1. Perform a pantry audit. First, remove all the cans and boxes from the shelves, and vacuum away any lingering dust or crumbs (a lot can build up in just a few months!). Then, inspect each item before putting it back in its place, tossing anything that is expired or past its prime.

2. Test and clean your smoke detectors. You already know to put fresh batteries in your smoke alarms and carbon monoxide detectors. But you also need to clean your units, since dust can cause them to under-perform. Using your vacuum cleaner's soft brush attachment, clean in and around the detectors' openings. If any are more than 10 years old, replace them.

3. Flip your mattress. When you turn back your clocks, turn your mattress over, too. If you can't flip it because it has a pillowtop, rotate it 180 degrees to prevent body impressions from causing certain spots to slump. Sprinkle the mattress with baking soda to neutralize odors, and then vacuum it up.

4. Shampoo your carpet. Get a jump on holiday party season by giving your carpeting a good scrub. We recommend getting a professional cleaning once a year, but you can also do a good job by renting a carpet cleaner.

5. Vacuum all upholstered surfaces. You think your couch is clean until you plop on it, and a haze of dust appears around you. Give sofas and chairs a good vacuuming, making sure to hit both sides of the cushions, the back, sides, arms, and even the platform underneath the cushions.

—roundtript.com/

— By Christina Peterson, goodhousekeeping.com

Small Business Saturday

The Saturday after Thanksgiving is Small Business Saturday around the entire country. Colorado cities and towns will be celebrating this day with local shops, artisans, farmer's markets and boutiques staying open for longer hours to serve faithful patrons.

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Thankfulness

Colorado Lasertype has proudly published neighborhood newsletters for over 30 years. It takes many hands to complete our publications each month. We are thankful for our Editors who send us articles for their neighborhood each month and the block workers and postal workers who deliver them. We are also thankful for the wonderful local businesses who advertise in the newsletters, thus funding the free publication and printing each month. We reached out to these businesses and asked what they are thankful for.

www.denverfarmersmarket.com: We are thankful for Colorado Farmers and all the fruits and vegetables they provide.

Trees By Mr. B, 303-932-2514: Mr. B is thankful for the patience and business of the many tree customers over the many years.

Re/Max, The Riss Team, 303-589-4507: Dan & Jim want to thank all our customers past and future for putting their trust in us for purchasing or selling their home and helping them move to a better place in their life.

www.Rice-Collective.com: I am thankful for Small Business Saturday.

Tracey Chizlett Real Estate, 303-408-6969, traceychizlett.coloradohomerealty.com: I am thankful for my family, friends, clients and good health!

The Littleton Dog Nanny, 303-550-8552: I am thankful for the forgiveness and grace of our Lord who gives us life and love way beyond what we deserve or can understand.

Coldwell Banker Realty, RyanCutbirth.com: I'm so thankful for Kristy Monroe, Colorado Lasertype and the opportunity to serve my community with their real estate needs!



The Primrose School of Ken Caryl, 720-981-2988, www.primrosekencaryl.com: We are thankful for the honest (and often times humorous) opinions from young minds!

Mountain Roofing LLC, www.mountainroofing.net: We're thankful for living in a wonderful community.

Kristi Bringle, ReMax Professionals, 720-530-1045: I am thankful for the support of the community over the years!

Mile High Home Cleaning Service, 303-794-6805: I am thankful for the freedom that allows me to operate my own business.

David and Jan Baer, www.baerrealty.com: At Baer Realty, we are thankful for our family owned & operated RE Business and to our trusted, loyal clients for their support & referrals.

OB Painting, Rob, 303-986-8198: I am grateful for this country we live in and our freedom.

Rob Mancey, Avenue West Realty, 303-902-7525: I am grateful for opportunity to serve clients with their residential real estate and property management needs.

www.racewaylubepius.com: Raceway Lube is Thankful for our customers and community that support us.

Tom's Top Notch Painting, 303-523-2941: We are very thankful to each and every one of our customers.

Neil Burroughs, HomeSmart, 720-299-4867: I'm grateful for my many friends in South Aurora.

J&K Roofing, https://jcroofing.com, 303-425-7531: We're truly thankful for our team, families, and our customers who trust us every day to improve their property. Thank you!

Kathy Hofstra, RE/MAX Professionals, 303 888-1661: I'm thankful for family and friends!

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with Betsy R Prinzi

Happy Holidays in the Neighborhood!

Being THANKFUL for where we live, our schools, our friends & family ... reach out to 1 extra person this month to say "Thank You" for the big & small things in life!

Our special "Thank You" is to our 1st responders & people of service. I offer a rebate back at closing for the Purchase or Sale of their primary residence. "Thank you for your service everyday!"

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

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

Email: LoriJacksonRealtor@gmail.com

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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.

Black Friday or "Fresh Air Friday"

Colorado State Parks host visitors for free the day after Thanksgiving. Traditionally, Black Friday is a high-energy spending spree across the United States. The state parks determined one of the best ways to promote relaxation after our annual day of gratitude was to open these beautiful areas to the public for free. The state parks have a lot of the same experiences available that the national parks have, but usually on a smaller scale. Some of the most popular activities in the state parks include hunting and fishing, hiking and biking, camping, boating and wildlife viewing.

-roundtript.com/

Hunger and Homelessness Awareness Week

Nov. 12-22. Hunger and Homelessness Awareness Week is an annual program where people come together to draw attention to the problems of hunger and homelessness. Participating groups spend the week holding a series of educational, service, fund-raising, and advocacy events.

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December ad deadline is November 15th

Gobble Wobble Run 5K Thanksgiving Day Race 2022 in Clement Park, Littleton, CO

Race begins at 8:30 am on Thursday, November 24th, 2022 (Thanksgiving Morning)

If you wish to avoid long lines on race day, you may pick up your packet early at Boulder Running Company located at 8116 W Bowles Ave in Littleton. Early packet pick up will be available for those who have registered by Sunday, November 20th. Pick up will be on Monday, November 21st from 3:00-7:00 pm, and on Tuesday, November 22nd from 10:00 am to 2:00 pm. The packet includes your t-shirt, bib, and goody bag. You may pick up for friends and family members. Please bring a copy of your registration confirmation.

If we have registration spots available after Nov 20th you may register in person at packet pickup (dates and times above at Boulder Running company). Cash and VENMO only \$45.

Awards will be given to the top 3 male finishers (and non-binary), the top 3 female finishers, and the top 3 girls and top 3 boys 12 and under.

Pavillion J (near the large playground equipment), 7306 W Bowles Ave, Littleton, CO 80123

Race Day registration will be available if the 1500 participant max has not been met. Cash and VENMO only \$45. Please bring exact change. T-shirts are available while supplies last.

If you have any further questions please email us at gobblewobblecp@gmail.com.

— <https://gobblewobblersun.com/>

YourJeffco App

Allows Citizens to Submit Road Maintenance Requests

Jefferson County is excited to announce the implementation of a new website and app, YourJeffco, that enables citizens, visitors, and business owners in the county to report issues and concerns about roads and bridges maintained by Jefferson County (outside of city limits in unincorporated Jeffco). Reporting a pothole, flooded road, downed tree, graffiti, or scores of other issues is now as simple as pulling out a smartphone. <https://www.jeffco.us/4492/YourJeffco>



Download the Your Jeffco Android app: <https://play.google.com/store/apps/details?id=com.qscend.report2gov.yourjeffco&hl=en&gl=US>

Download the YourJeffco Apple app: <https://apps.apple.com/us/app/yourjeffco/id1634627458>

YourJeffco integrates directly with the county's citizen request management software, QAlert. This integration allows users to submit comments and photos when notifying Jefferson County staff about an issue. Through YourJeffco, those submissions are then routed to appropriate departments or individuals for handling and resolution. Once your request is submitted, you can receive updates (via text, email or phone) while requests are addressed and resolved.

Candlelight Walk

Friday, Nov. 25th

- 5:30 Mainstreet Activites
- 6:30 Parade

Littleton's 38th annual Candlelight Walk will take place on Friday, November 25, 2022, continuing the tradition of free hot cider, holiday entertainment, a parade down Main Street, and a visit from Santa.

Main Street will be closed to traffic at 4 p.m. Parking is available at Arapahoe Community College, the Littleton Center, Arapahoe County, or take light rail and make the short walk from the downtown light rail station.

Entertainment planned for this event may change without notice due to pandemic considerations

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