



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

December 2022

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Trash Pickup For The Holiday Season

Waste Connections allows for additional trash collections over and above your weekly cart as follows:

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.

Also, the Sunday Christmas and New Years holidays will not change the trash pick up days. Both pick ups will remain on Monday, as usual.

If you have any questions or concerns, please contact **Waste Connections** at **303-288-2100**.

Annual Holiday Hayride: December 17, 2022

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

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

At the Clubhouse

Notes From the Board

We hope you had an enjoyable Thanksgiving and were able to share it with family and friends.

There were some major board activities since our last Board meeting. Our current management company, CLA, informed the Board that they were planning on raising their fees (again) by 100 percent and proposed a budget that would increase dues to nearly \$100 per month while still not providing any funding of our reserve account. The Board felt that this situation provided good cause to review our management contract.

The Board has been meeting with other property management companies and decided that a change was in order. After careful consideration, the Board has selected ACCU, Inc. to take over community management starting January 1, 2023. You will be receiving a welcome package from them soon that will contain information on what you will need to provide ACCU with to set up your on-line account, how to change your automatic payments, and other pertinent account and contact information.

As we have shared in previous newsletters, the inflationary pressures from this past year and the recommendations from the reserve study that the Board completed in March, will require a substantial dues increase beginning in January of 2023. The Board has set a new monthly dues amount at \$85 per month. Please see the separate article in this newsletter for more details about this increase.

Please mark your calendars! We were able to negotiate a lower price with our Holiday Hayride vendor and will once again be providing two carriages on December 17, 2022, from 5:00 p.m. to 8:00 p.m. Please bring your strongest caroling voice, a treat to share, and/or a festive (and child friendly) drink. Happy Holidays!

Our next Board meeting will be held on December 14, 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**

Seasons
Greetings

Please Shovel Your Snow

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 that walk to school 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.

'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.

<p>SHERYL ARCHULETA REALTOR</p> 	<p>NEIGHBORHOOD SPECIALIST Call me for a Complimentary Home Valuation MOBILE: 720-298-6534</p> 
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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@coloradolasertype.com

To find ad rates and discounts, go to www.ColoradoLasertype.com and click on the "Advertising Rates" link.

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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**

Woodbourne Dues Increase For 2023

The Board reviewed the budget for the upcoming year and decided that, given current economic conditions, a dues increase would be required. Accordingly, the monthly HOA dues will increase to \$85.00 per month effective January 1, 2023. We know that this is a large dues increase and we apologize that we didn't raise dues more last year so this year's increase wouldn't have to be so large.

In our budget discussions at our November meeting in 2021, we tried to balance quite a few changes with lots of unknowns. CLA, our current community management company, presented the Board with a substantial increase of their annual fees. Our trash service also increased their fees by \$3.00 per home and the Board's consensus was that our \$400,000 reserve fund was probably adequate (or maybe even over-funded). While considering all of this information, as well as the "experts" opinions that the inflation was transitory, the Board decided not to fund the reserve account at all until we could have a professional reserve study completed. The last time a reserve study was done was nine years ago. So, last year we were able to create a balanced budget with just a \$2.00 per month increase in dues.

Fast forward to the actual non-transitory inflation of 2022. With a reserve study recommending a \$62,000 increase to our reserve fund and the pool management and landscaping contract renewals on the horizon, the Board knew that there would have to be a larger than normal dues increase for 2023 and we shared that information with the community in September. In October,

CLA proposed another very large fee increase for their community management services. The budget that they presented to the Board would have resulted in monthly dues of \$98.00 for each home. This was entirely unacceptable to each and every Board member. Because we had more time this year than last year, we were able to evaluate other options and as a result we will be switching community management companies. This change will save the community nearly \$70,000 next year.

We still believe that Woodbourne's common assets, and other HOA funded amenities, are provided at one of the lowest monthly dues amounts in our area. Every Board member owns a home in Woodbourne and it will never be our intention to increase dues unnecessarily. While unfortunate, this increase in monthly dues will allow us to restore our reserve account so to be able to fund the resurfacing of the pool, repair the tripping hazard at the entrance to the pool with new cement, and set our annual budget on more stable footing. We are also establishing budgets for future years, which will reflect the fact that, over the last four years, we have completed most of the large dollar renovations contained in our reserve study. This will allow the Board to better anticipate future expenses and plan for any necessary increases in monthly dues. As always, the Board encourages community feedback from our residents on future ways to enhance our community, communicate monthly dues information, and modify our budget accordingly.



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HAPPY BIRTHDAY JESUS!

Merry Christmas to you and your community

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Recycle Your Christmas Tree Into Useful Mulch

It is always such a shame to see Christmas trees lying in the street on trash collection days. The City of Littleton and South Suburban Parks and Recreation will be offering free Christmas tree recycling at two locations. The Littleton collection site is at **Cornerstone Park**, 5150 South Windermere Street (corner of West Belleview Avenue and South Windermere Street) from December 26, 2022, to January 15, 2023. The normal parking lot at Cornerstone is under construction so Christmas tree drop-off will be the lot further east next to Colorado Journey Mini-Golf. Just follow the signs.

The second drop-off site is at South Suburban's **Willow Spring Service Center**, 7100 South Holly Street. The drop-off area is by the front gate. Drop-off at either site can be done anytime between sunrise and sunset.

All decorations need to be removed from the tree, including lights, ornaments, garland, tinsel, and stands. If the tree is wrapped in a plastic bag, it must be removed at the drop off. Flocked or artificial trees and yard refuse will not be accepted. Many trash and waste removal companies either do not accept Christmas trees, or simply deposit them in landfills. So residents are encouraged to take advantage of this free program.

The trees will be chipped into mulch. Residents can obtain some of this mulch for free throughout the year as long as the supply lasts. You can call the City of Littleton at **303-795-3766** or South Suburban at **303-721-8478** for more information.



Woodbourne Swim Team Steering Committee Request

The Woodbourne Wave Swim Team has been an important asset to our neighborhood for over twenty-five years. The team strengthens our community, and fosters hard work, teamwork, and dedication in our youth. Along with being a great physical activity, swimming teaches children vital skills in water safety. The team has seen a substantial decrease in swimmer numbers

in recent years. There were approximately one-half the number of swimmers this year as the highest of 120 in years past. This has hindered the team's ability to run effectively and provide a high quality swimming and community experience. The Swim Team Steering Committee is proposing to the HOA Board, and community as a whole, to open up the swim team to the grandchildren of Woodbourne residents and to children from a few of the nearby neighborhoods (Canterbury, Songbird, and Williamsburg II). The team number would be capped at 100 swimmers for the 2023 season and there would be no guarantee of future

participation from neighboring communities if Woodbourne participation increases. This would allow the swim team to get back to their typical numbers and have a much stronger team all around.

We value your opinion and we would greatly appreciate your feedback on this matter. Comments can be sent to Jeff Hoffman at JeffH@woodournehoa.com.

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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.

A Hudson Christmas

Extravaganza of Lights

It's the most wonderful time of year! A Hudson Christmas is back again this holiday season with our dazzling display of lights. Our lighted forest of towering trees will enchant guests of all ages. Sing and dance to some of your favorite holiday songs in our grove of dancing Christmas Trees. Stroll through our winter wonderland, say "hello" to some of our giant snowmen and glowing reindeer, and enjoy a walk through our holiday light tunnel. And don't forget to grab a cup of hot cocoa to warm your hands and heart this holiday season.

— <https://www.hudsongardens.org>



Love Holiday Lights!

HOLIDAY LIGHTS WARM UP THE NIGHT AROUND TOWN.

Parade of Lights: Join in the live action on December 3, 2022 at 6 p.m. along the sidewalks on Bannock Street between Colfax and 14th Street. The 9News Parade of Lights in Denver showcases illuminated floats, giant balloons, and marching bands, with fun activities across the downtown area.

Denver Zoo Lights: When it comes to holiday magic, you can always count on Zoo Lights—where natural wonders take on a whole new light. This year, our newest installations illuminate nature's brilliant animation, with enchanting additions like Aurora Borealis, Savannah Sunset and Electric Jungle. As you wander through our winter wonderland, keep an eye out for nightly ice-carving demonstrations, cozy fire barrels and all kinds of festive holiday food and drink!

Trail of Lights, Chatfield Farms: Tucked into the foothills under the dark sky, the glow of lights can be seen for miles. Just under a mile of walking trail, the illumination of cottonwoods, boxelders and pine trees line the pathway through the Green Farm, Crossroads, Deer Creek Discovery Children's Play Area and 1880s Hildebrand Ranch homestead. There is the option of a shorter path for those who want to take a shorter stroll.

Blossoms of Light, Denver: The Gardens' signature event for more than three decades, this annual holiday lights extravaganza transforms our York Street location into a twinkling winter wonderland. Join us for this family-friendly event that has become a holiday tradition for thousands of Front Range families. In line with our core value of sustainability, all lights used in the event are LED.

Wishing you a
Cozy and Warm Holiday Season

~ Colorado Lasertype, Your Neighborhood Newsletter Publisher

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Special Holiday Trains

Traveling aboard a train is a unique experience during the holiday season. Here's a list of a few options around Colorado.

Georgetown Loop Railroad: Two special train rides for Christmas are offered, the Santa North Pole Adventure and Santa's Lighted Forest. These train rides feature a present-bearing Santa, and a beautiful light show set to synchronized holiday music.

Colorado Railroad Museum: THE POLAR EXPRESS™ Train Ride. A theatrical experience where the story "The Polar Express" is performed in its entirety, along with dancing waiters serving cookies and hot chocolate, a visit to the "North Pole", and Santa, handing out the "First Gift of Christmas" souvenir bells.

The Royal Gorge Route Railroad: Santa Express Train ride. The Santa Express Train is a winter wonderland, where children of all ages are encouraged to wear cozy pajamas, sing along to a mix of new and old Christmas tunes, nibble on cookies and sip hot cocoa, and experience a visit by Santa and his special Elves, who board the train to pass out a special holiday bell.

Polar Express, Durango: Based on the award-winning book, kids and adults will enjoy this magical train ride. The cast of characters from the popular story of a child's train trip to the North Pole on Christmas Eve, bring the experience to life on this historic steam train. Passengers will enjoy hot cocoa and a treat on their way to pick up Santa!



The Santa Express, Canon City: Experience the magic of the North Pole on The Santa Express at the Royal Gorge Route Railroad. Bring your PJs and get ready to meet Santa Clause himself. Children and adults of all ages are welcome.

Make Your Own Potpourri

It's time to ditch the luxury scented candles for a cheaper alternative that smells just as good. Bring a pleasant scent to your home by simmering low and slow, using the tools you already have in your cooking arsenal—a saucepan and the slow cooker.

Scoop up whatever ingredients you already have on hand, like cinnamon or cinnamon sticks, nutmeg, pine branches from the backyard, citrus peels, apple slices, scented oils, vanilla, or ginger. Bring a pan of water to a simmer, or fill your slow cooker with water about an inch below the rim, and drop those ingredients into the pan.

As the mixture heats up, it will permeate your home with a warm and spicy scent reminiscent of the holiday season. Add more water as needed if you want your blend to simmer all day. The great thing about making your own potpourri is that you can experiment with any combination of dried fruit and spices. Be sure to toss all the ingredients in the trash after you're done.



—CookingLight

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Wishing You Blessings & Fun Through The Holidays!

It's the season to enjoy the simple things & set new goals to keep it that way! We suggest setting 2-3 goals for the 5 main life segments (Spiritual-Career-Financial-Family-Health).

Assign time frames for each step. Review your progress frequently. Start from wherever you have left off to regroup. Don't wait!

Suggested Apps: ClickUp • Strides • Way of Life • GoalsOnTrack • Habitica

Do something kind each week throughout the holidays to lift someone up!

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Contact me at: **303-910-8505**
Email: LoriJacksonRealtor@gmail.com
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North Pole Colorado, Santa's Workshop

Right here in Colorado, visit North Pole Colorado, Santa's Workshop. The North Pole-Santa's Workshop is an enchanting vintage amusement park nestled at the foot of Pikes Peak in Colorado Springs, Colorado. Home to Santa's Village and the jolly man himself – the spirit of Christmas lives on all year long at The North Pole.



Ring Bells For The Salvation Army

Kiwanis Club of Columbine will be volunteering to ring the bells for the Salvation Army again this December. We ring the bells at two local King Soopers Stores for 2 weeks before Christmas, about 100 two-hour shifts. If you are interested in helping, email me at kensweet@gmail.com. The ringing will be in two-hour shifts, training will be provided.

–Ken Sweet, Kiwanis Club of Columbine



The Render Team

Julie and Jess Render....Rendering Results!

Loan type	Interest rate	A week ago	Change
30-year fixed rate	6.90%	7.29%	-0.39
15-year fixed rate	6.20%	6.48%	-0.28
30-year jumbo mortgage rate	6.83%	7.28%	-0.45
30-year mortgage refinance rate	6.87%	7.30%	-0.43

Interest rate average as of 11/14/2022

It is still a great time to buy and sell!



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Safe Toys and Gifts Month

Accidents will always happen, but Safe Toys and Gifts Month is the perfect opportunity to review some basic safety advice and brush up on your knowledge about buying safe, appropriate toys and knowing what to do should you discover a potential hazard.



The Myths Of Mistletoe

Kissing under the mistletoe is a custom that has spawned any number of popular songs, love affairs, and slaps across the faces of unwanted suitors.

The origins of the tradition are unknown. Here's one story:

In Viking mythology, the god Baldr was killed through the trickery of Loki, who caused Baldr's blind brother to shoot him with a poisoned dart made of mistletoe. Baldr's mother Frigga, the goddess of love, was stricken with grief. When her tears fell on a mistletoe plant, the berries turned from red to white (mistletoe has both red and white berries), and this brought her son back from the dead. Because Frigga was so grateful to have her son restored, she kissed everyone who walked beneath the mistletoe.

The berries are important to the tradition: According to etiquette, a man who kisses a woman under the mistletoe is supposed to remove one berry for each kiss. When the berries are gone, no more kisses are allowed.

Stay Fit And Healthy As You Celebrate

The holidays are full of temptation, and staying fit while everyone else is indulging in treats can be tough. If you don't want to start the new year with unwanted pounds, follow this advice from the Abilene-RC website:

- Stick to your exercise routine. Keep going to the gym or working out at home on your usual schedule. Recruit a buddy if necessary to keep you on track.
- Choose fitness activities you enjoy. Don't force yourself to do exercises that you find boring, or excruciatingly difficult. Pick something as simple as yoga, dance classes, or a light run that you'll actually do, not avoid.
- Start out slow. If you're starting an exercise routine during the holidays as a proactive measure, take things easy at first. Remember to stretch and warm up before any physical activity. Work with a personal trainer, at least up front, to learn how to get results without injuring yourself.
- Watch your food intake. It's all right to have a big dinner to celebrate, but don't overdo it. Stick to reasonable portions, and don't go back for seconds, thirds, or fourths.

Brittney Rodgers
Your Neighborhood REALTOR

Santa's New Number

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Brittney Rodgers



303-907-5228



BrittneyRodgersRealtor@gmail.com



Your dream home awaits

