



www.woodycreektownhome.com

Your Board Members

President-Stevie Songstad-May

president@woodycreektownhome.com

720-690-5174

Vice President-Joan Gallagher

vicepresident@woodycreektownhome.com

303-421-9975

Treasurer-Vacant

Secretary-Julia Beck

secretary@woodycreektownhome.com

303-915-6725

Member at Large- Ryan Hartzler

memberatlarge@woodycreektownhome.com

720-880-8507

When sending an email to the board, PLEASE:

Provide your building and unit number

Copy ALL board members listed above on your correspondence. Please do not contact individual board members. *If you need to contact a board member please email, call, or text. We respectfully ask that no one come to any board member's homes. Please note Facebook is not an appropriate way to communicate with the board.*

Phone numbers are only to be used for time sensitive matters, otherwise please email.

Woody Creek Townhome Association Newsletter

June/July 2024

ANNOUNCEMENTS:

- We have switched to a new trash service provider! This is an exciting improvement for our community! As always please remember to be respectful of the community by not overfilling dumpsters, keeping lids closed, cleaning up trash that you may have dropped on the ground, and reminding guests not to park in front of the dumpsters.
- Our annual meeting has been set for August 8. It will be held in visitor parking at 7pm. Please join us and bring your own chair.
- If you cannot make it to the meeting and would like to designate someone to vote for you, please fill out the proxy form and give it to a board member or mail it to the HOA PO box no later than August 5. You may designate your vote to anyone you wish in the community, but you **must** give your form to a board member.
- The positions that are up for reelection this year are president and member at large. In addition, our treasurer position is vacant.
- As a reminder, please be sure to get all exterior projects approved with the HOA beforehand.

PARKING REMINDERS:

- Every homeowner is only entitled to 2 exterior vehicle spots. No more than 2 vehicles should be parked in front of your unit at any given time. Inside the garage does not count as one of these spots.
- Each homeowner is responsible for their guest's parking. Please ensure they are parking in visitor spots. Homeowners have the right to tow vehicles parked in their spots.
- If a guest is planning on staying more than 4 hours in a guest spot, please let a board member know.
- Please do not park, or let a visitor park, in front of the dumpster. Our trash will not be picked up and we will be fined. Fines and/or towing will be enforced for those in violation.

Monthly Dues

Dues are \$210.00 per month, due by the first of the month.

Dues **MUST** be mailed. Please do not hand deliver to anyone on the board.

Woody Creek Townhome Association #1
PO Box 27 Arvada, CO 80001

Many people have asked if dues can be paid electronically. Online Bill Pay lets you make recurring electronic payments. Your bank or credit union will mail a check directly to the HOA. If your bank offers this, add Woody Creek Townhome Association #1 as an individual biller, add payment amount, and the HOA address. Please note, the HOA will not be releasing any bank account information for this process.

If you are having trouble paying on time or are behind on your monthly dues, please contact the Treasurer at treasurer@woodycreektownhome.com to set up a reasonable payment plan. Payment plans must be submitted in writing and approved by the board.

While the HOA is passionate about the community, the board members are not landlords nor law enforcement. The board has set responsibilities and will **NOT** interfere with personal matters that are outside those set responsibilities. As homeowners ourselves, we ask that these matters that are outside the realm of those responsibilities, are handled by you, the homeowner. Thank you.

PET REMINDERS:

- Please be sure to always leash your dog when in public areas. The city of Arvada requires leashes. Please help keep everyone, including your pup, safe by leashing them. Fines will be enforced on those who fail to do so.
- As always, we ask that pet owners are responsible for cleaning up after their pets in public areas. Fines will be enforced for those who fail to do so.

TRASH:

- WE ARE CHARGED FOR OVERFILLED DUMPSTERS AND TRASH ON THE GROUND - Help us avoid these fees. If you notice a dumpster is overflowing, please find a less-full dumpster or wait until trash is next picked up. Please place trash entirely in the dumpster and clean up anything you drop.
- Please keep the lids down on the dumpsters.
- Visitors do not have dumping privileges. Please ensure your guests are not dumping their trash in our receptacles.
- Fines will be enforced for those who leave trash in areas that impede the use of the dumpster for other homeowners.

UPCOMING MEETING

Annual Meeting:

Thursday, August 8, 2024 at 7pm

Held: In person in visitor parking.

We look forward to seeing you!