

# Woody Creek Townhome Association Newsletter

## September 2021



President	Stevie Songstad-May	president@woodycreektownhome.com	720-690-5174
Vice President	Joan Gallagher	vicepresident@woodycreektownhome.com	303-421-9975
Secretary	Kristin Bueb	secretary@woodycreektownhome.com	303-881-4622
Member at Large	Michael Krier	memberatlarge@woodycreektownhome.com	303-667-5161


*\*\*Please Note: Two new board members are listed above (Kristin and Michael). The position of Treasurer remains vacant, please contact the board if you are a team player interested in joining the board as the Treasurer (note: board meetings will be held via zoom for the foreseeable future)*

**Website:** [www.woodycreektownhome.com](http://www.woodycreektownhome.com)

**Mailing Address:** PO Box 27, Arvada, CO 80001

*Note: The mailbox on the east side of the mail shed is for correspondence only.*

### REMINDERS & UPDATES

- Proposed Residential Development to the East of Woody Creek Townhomes – A new 63-unit townhome community may potentially be built in the open field to the east of our complex, off 53<sup>rd</sup> Ave. Nothing is set in stone with the developers, and the HOA board is staying up to date on that project. For more information go to: [www.charteredcompanies.com/whats-new](http://www.charteredcompanies.com/whats-new)
- **The season is changing!** The complex will be winterizing early due to an ask from the City of Arvada. Remember to disconnect all external hoses when the temperatures start to dip
- GENERAL REMINDERS:
  - 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 past board members Jon Risbon and Brenna Krier for HOA-related issues, they no longer serve on the board and do not have means or authority to assist with homeowner inquiries.
  - Any external work to your property/architectural modification requests must be submitted in writing to the board to be reviewed at the next meeting. No work may start until approved by the board.
  - Visit the association website for information on insurance, buyer and seller information, Zoom links for meetings, contact information, and more! [www.woodycreektownhome.com](http://www.woodycreektownhome.com)
- SECURITY/SAFETY REMINDERS: 
  - Don't be an easy target, lock your car doors! Thefts are often committed by criminals simply trying door handles hoping for unlocked vehicles. It is an all too common problem that can be prevented by simply locking your vehicle. Never leave valuables inside your vehicle.
  - The HOA will not install a camera security system in the complex. Please install cameras appropriately on your own property at your discretion.
  - **The speed limit in the complex is 5 MPH**, please adhere to the speed limit to keep our community safe
- UPCYCLING and RECYCLING:
  - ITEM PICKUP! Arc Thrift has a pick-up service for large furniture only. Contact 303-238-5263 for more information and to schedule a pick-up Monday through Friday (Arc Thrift accepts most household items for drop-off at 9661 West 58th Avenue, Arvada, 80002)

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- o SustainAbility Recycling Center is ready to take your recyclables, large items & compost!  
Located at 6240 W 54<sup>th</sup> Ave, Arvada, CO 80002  
\$2 entry for 2 bags of common recyclables; they accept hard-to-recycle & large items for a minimal fee  
More information: [www.sustainability-recycling.com](http://www.sustainability-recycling.com)

- **DOG POOP:** 

- o Please bring a plastic bag on your dog walks and dispose of their waste in the dumpsters.
- o **Every dog owner is held accountable for picking up after their pet. Fines will be enforced for owners that do not clean up after their dogs.**

- **TRASH:**

- o Pick up days are Monday, Wednesday, and Friday. Please remember that holidays affect this schedule. When there is a holiday, trash will only come twice that week.
- o **IMPORTANT: WE ARE CHARGED FOR OVERFILLED DUMPSTERS AND TRASH ON THE GROUND** - Help us avoid these fees. If you notice a dumpster is overflowing, or there is no room for your trash, please find another less-full dumpster or simply wait until after the next pick-up day. Thank you!
- o **DO NOT** leave any garbage next to the dumpsters. Please place trash entirely in dumpster and clean up if you drop anything. **DO** break down boxes and large tree branches before placing in dumpsters.
- o **Fines will be enforced for those who leave trash in areas that impedes the use of the dumpster for other homeowners.**

## HOA DUES

**Dues are \$173.00 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

### **Online Bill Pay**

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 PO Box 27 Arvada, CO 80001. 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 President at [president@woodycreektownhome.com](mailto:president@woodycreektownhome.com) to set up a reasonable payment plan.

## UPCOMING MONTHLY MEETINGS

### **OCTOBER BOARD MEETING**

Tuesday, October 19, 2021 at 6:30pm

Virtual Meeting, held via the Zoom platform

All homeowners are welcome

**Join via Zoom link:** <https://zoom.us/j/93694440358?>

**Passcode:** HOA

**Meeting ID:** 936 9444 0358