


## Woody Creek Townhome Association Newsletter September 2019

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	<b>Website:</b> <a href="http://woodycreektownhome.com">http://woodycreektownhome.com</a>		
P.O. Box 27, Arvada, CO 80001			
<u>The mailbox on the east side of the mail shed is for correspondence.</u>			

**Insurance:** As of September 2019, the HOA has a new agent. His name is Steve Leech at 8795 Ralston Rd Suite 130, Arvada, CO 80002. His phone number is 303-467-3571. Please direct any mortgage company to him for information.

The HOA is reviewing new insurance agents for the new year as well.

**Homeowner Insurance:** All homeowners and renters should have insurance coverage for inside the home or studs in. The HOA does not cover anything studs in, only the outside. Please make sure that your coverage includes the HO6 policy and a special assessment policy. If you have questions on the coverage please see the Insurance Matrix on the website at: [www.woodycreektownhome.com](http://www.woodycreektownhome.com)

**Water Issues:** The water bill is continuing to rise. We are asking all homeowners and renters to check for any leaks: line to the icemaker, hoses of the dishwasher and washing machine, hoses outside, toilet bowls, all sinks, hot water heaters and bathtubs. If there is a leak and it is fixed please provide the bill to the HOA to show the City of Arvada the issue is being handled. The water bill for two months as of 9-25-19 was \$6,094.02.

**Tree trimming:** Tree trimming will be happening in 4 weeks through out the entire complex. When the trimming begins, notices will be put out stating that all vehicles must be moved. If vehicles are not moved they will be towed at the expense of the owner.

**Dumpsters:** There are several issues with Larger Items being thrown in the bins and outside of the bins. When items are left outside of the bins, the HOA must pay extra on the bill as Waste Management must pick the items up to reach the bins. PLEASE TAKE TIME TO READ WHAT CANNOT BE PUT INTO OR OUTSIDE THE BINS: **COUCHES, BOX SPRINGS, MATTRESSES, CARPET OR CARPET PADDING, TELEVISIONS, BEAN BAGS, REFRIDGERATORS, MONITORS, NOT BROKEN DOWN BOXES, TRASH BAGS FULL OF GARBAGE, HOME IMPROVEMENT TEAR DOWNS, OR ANYTHING ELSE TOO HEAVY OR TOO BIG THAT WILL NOT FIT!!!!!!!!!!**

There are recycling centers that take electronics, glass, paper, aluminum, paint and other toxic chemicals in Arvada: #1 Recycling, SustainAbility, and Arvada Recycling. If items are not excepted, you will need to take the item to the local dump.

**Gutter Cleaning:** This will be done once the leaves have mostly come down in the complex; end of October to Mid-November.

**Woody Creek Townhome Information Reminder:**

Please go to our website at: [www.woodycreektownhome.com](http://www.woodycreektownhome.com)

**Concrete:** The HOA is diligently searching for a contractor to repair the concrete on 5280 Garrison Street. Several have been asked but declined. If you as a homeowner or renter know of anyone that does concrete repairs, please contact a board member or come to a meeting with the information.

**HOA Dues:** Please remember that dues are now \$165.00. Dues are due by the first of the month. Dues **MUST** be mailed to PO Box 27, Arvada, CO 80001. Thank you.

**The next HOA will be held October 23<sup>rd</sup>, 2019 at 5:45pm 5270 Garrison Street #5. Meetings are for everyone, We Hope to See You There!!**