

September 2017 NEWSLETTER



President	Jon Risbon	720-544-3417
Vice President	Joan Gallagher	
Secretary	Griffin Korosec	720-224-5380
Treasurer	Brenna Krier	303-437-5593
Member-at-large	Lance Clausen	303-513-0202

Website:

<http://woodycreektownhome.com>

Mailing Address:

P.O. Box 27, Arvada, CO 80001

The mailbox on the east side of the mail shed is for correspondence.

Water Usage:

THE BOARD IS ASKING ALL HOMEOWNERS AND RENTERS IN 5270 AND 5280, DUE TO VERY HIGH WATER BILLS, THAT ALL LISTED ARE CHECKED FOR LEAKS: CRAWL SPACES FOR HOT WATER HEATER LEAKS, WASHING MACHINE HOSES, TOILET LINES AND HOSES, SINK HOSES, SPICKETS, ICE MAKERS LINES AND DISH WATER LINES.

THIS IS URGENT AS 5270'S BILL IS THE HIGHEST AT \$1300.00 AND 5280'S IS AT \$1000.00(VERY UNCOMMON FOR THIS UNIT).

IF YOU ARE NOT ABLE TO CHECK YOUR CRAWLSPACE, THE MEMBER AT LARGE, LANCE CLAUSEN, CAN BE CONTACTED TO HELP.

IF THERE IS A PROBLEM AND IT MUST BE FIXED BRING ALL RECEIPTS TO THE TREASURER TO HELP LOWER THE WATER BILL.

Board Members: Jon Risbon, President; Joan Gallagher, Vice President; Brenna Krier, Treasurer; Lance Clausen, Member at Large; Griffin Korosec, Secretary. Positions were voted on at the meeting 9-27-17.

Woody Creek Townhome Website: If you are not able to access the full site on your computer please zoom out the screen. This problem is being addressed with the web provider.

Winter: Winter is right around the corner and now is the time to winterize your home. Check windows and doors for air leaks, check your pipes and hoses to make sure they won't freeze, change the battery in your smoke and carbon monoxide detectors, take the hose off of your front and back spickets, winterize your swamp coolers, make sure you have a shovel for emergencies, and change your heater filters.

Dishes for Cable: During the roofing process the dishes were removed and replaced. If as a homeowner or renter had to pay to have it recalibrated please sent your bill to: **Armour Roofing and Exteriors 5255 Rio Grande Street Suite B Littleton, CO 80120**

HOA Insurance:

Every year the insurance is needed for all mortgage companies. All information can be found on our website at: www.woodycreektownhome.com or your mortgage company can contact the agent: Debra Pearson [5723 Yukon St, Arvada, CO 80002](mailto:Debra.Pearson@armourroofing.com), 303-423-5854.

Homeowner Requests:

There is now a form on the website for any requests on changes or situations that may affect the outside of the unit, as these must go through the board. Please complete the form with your request and send by mail, slip in the box on the mail shed or bring to the meeting in person.

Dumpsters:

If the dumpster is full do not dump your trash on the ground or pile as high as possible. Check the other dumpsters. If those are full wait until trash pickup day.

The dumpsters between 5230/5250 and 5270/5280 are for TRASH ONLY! If there is an item that does not fit in the dumpster or is toxic and cannot be

dumped it must be taken to the dump, to Good Will/Arc or to a recycling center. The Waste Management does not pick these items up. The items include: Couches, Box Springs, Mattresses, Cabinets, Flooring, Paint(toxic), Televisions, Fans, Coolers, Swimming Pools, Pallets, Carpet, Chairs, Toilets, Washing Machines, Hot Water Heaters, or any further home appliances.

HOA Information: If information is needed or not found on the newsletter please check the website for Woody Creek Townhomes at: www.woodycreektownhome.com

HOA Dues: Please remember dues are \$152.00 due at the first of the month. Dues MUST be mailed to PO Box 27, Arvada, CO 80001. Thank you.

The next meeting will be held October 18, 2017, at 6:30pm at 5270 Garrison Street #5. All are welcome to join!