


Woody Creek Townhome Association Newsletter July Annual Meeting Notification 2020

	<u>President</u>	Jon Risbon	720-544-3417
	<u>Vice President</u>	Joan Gallagher	303-421-9975
	<u>Secretary</u>	Griffin Korosec	720-224-5380
	<u>Member-at-large</u>	Lance Clausen	303-513-0202
	<u>Website:</u> http://woodycreektownhome.com		
<u>P.O. Box 27, Arvada, CO 80001</u> <u>The mailbox on the east side of the mail shed is for correspondence.</u>			

Important Information:

- **Annual Meeting 8/13/2020** – Outside BBQ starting at 6pm; meeting @ 7:00pm (per By-Laws)
- Make sure you have insurance on the interior of your property this is not covered by the HOA and it's the law.
- DO NOT flush wet wipes down the toilet
- PICK UP YOUR DOG POO and throw away
- DO NOT OVER FILL THE TRASH CONTAINERS
 - Trash Pickups (Mon/Wed/Fri – holidays vary)
- Park responsibly – do not cross over your neighbor's property line to park; if your car or truck doesn't fit within your designed space park it on the street; everyone is given 3 parking spots (1. Garage 2. Driveway 3. Spot in front of your house) – If you do not park in your own spot you could be towed.
- Please remember that the board members work during the day. If a message is left or email sent it will be looked at after 5pm.

Cosmetic Changes: If you as an owner are wanting to make changes to the outside front or to the fence line of your home you must first submit a written request to the board as the board is the architectural committee. This must be done prior to any work.

HOA Dues:

Dues are \$173.00 each month. Dues are due by the first of the month. Dues **MUST** be mailed to PO Box 27, Arvada, CO 80001. **DO NOT HAND DELIVER TO THE BOOKKEEPER!** Thank you.

Illegal Dumping: If you as an owner or renter see someone dumping items in the dumpster that do not belong or the party does not live in the complex please contact the President, Jon Risbon, to report.

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Request for Information:

As things change in our country it is important that the HOA board be able to get of hold of you or notify you of changing things.

Please email to the following email address your name; your phone number; you email address so that we can send important information out to you via email or text. treasurer@woodycreektownhome.com

City Regulation for sewer backups:

WARNING: Prevent Sewer Backups Into Your Home

Only flush toilet paper or risk damage to your home and violating City code.

The City is receiving many more calls from residents about sewer problems. This is the direct result of people flushing disposable wipes, paper towels and other types of materials down toilets. These items are not intended for the sanitary sewer system. Currently, these sewer problems have been in the service laterals of the homes, which are the responsibility of property owners. Backups can result in costly and unpleasant damage to property.

TOILET PAPER ONLY: Toilet paper is the only material that breaks down properly in the sanitation system.

VIOLATION OF CITY CODE: Flushing these types of materials is a direct violation of the Arvada City Code, Sec. 102-131.

DISPOSE OF OTHER MATERIALS PROPERLY:

If anything other than toilet paper must be used, place it in a bag and throw it in the trash. Please do your part in helping us protect property and the environment.

Wipes Clog Pipes!

Place these items in the **TRASH** and **NOT** the toilet:

- Disinfecting wipes
- Paper Towels
- Baby Wipes
- Towelettes
- Mop Refills



Maintenance: COVID certainly started our spring off slow; but now our maintenance person is back at it. We have 2 ground maintenance groups and one volunteer:

- Our personal maintenance person Keith waters our law 2-3 times a week depending on rain
 - Additionally, Keith performs pet clean up; and basic association clean up; sweeping; leaf cleanup; trash etc.
- Our lawn company – Hills Lawn and Grounds. They perform mowing; sprinkler maintenance; spraying; trimming upon request of the board; and they perform the year end fall leaf clean up after the trees lose their leaves (upon the Boards request) aeration and fertilizing.
 - Hills comes out 1 time a week to mow – usually on a Tuesday
 - Hills will typically aerate and fertilize the lawn 2 times; once at the beginning of spring and once at the end of fall.

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- One of our neighbors really enjoys gardening and at times you will see her out and about weeding or gardening. We thank her for her efforts.

The next meeting will be held August 13, 2020 at 7:00pm at 5260 Garrison Street #7. Meetings are for everyone; We Hope to See You There!!