


## Woody Creek Townhome Association Newsletter April 2020

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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>			

**ATTENTION:** If you use the wet wipes for baby cleanup or personal use... **DO NOT FLUSH** them in the toilet; throw them away in the trash; additionally all female products and paper towels need to be thrown away too. These types of products are cancer to a sewer system. Even if the box states they are flushable wipes they are not breaking down properly in the sewer system and will clog drains and cause a back up in your home. **TOILET PAPER IS THE ONLY THING THAT SHOULD BE FLUSHED.**

### **ATTENTION: YOU MUST HAVE INSURANCE!**

- If you are an owner and live in your home you need to have a policy similar to an HO6 policy, this covers studs in and personal property-consult with an insurance professional.
- If you are an owner and rent your property you need to have insurance for the interior of your property studs in.
- If you are a renter you need to have insurance on the content of your personal property and possibly liability – discuss with your insurance agent.

**Woody Creek Townhomes insurance will not cover damages in your home.**

**These types of insurance are reasonably priced and cover a wide array of issues. For a more detailed understanding of your coverage please contact your personal insurance agent. Also ask your insurance agent to add the Woody Creek Townhomes Association as an ‘Interested Party’. Insurance is required!**

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**We are still watching the COVID-19 issues and we are planning to have an May outdoor meeting on May 20, 2020 @ 5:45pm in front of 5260 Garrison Street #7. If there is rain it will be held at 5270 Garrison Street #5.**

During this time it is extremely important to keep your social distance from your neighbors and wear a mask when going out. We have many people that could be categorized as 'At Risk' that live in our community. Please stay safe!

### **HOA BOARD MEMBERS NEEDED:**

The tenure of the current board members is 3-12 years and many of our board members are ready to move onto different projects or may be leaving the complex in the future; with the hired position of the bookkeeper the board positions are much more convenient then ever before. If you join the board your will be able to avoid paying your assessments while serving on the board; this will be your compensation.

### **ANNUAL MEETING:**

This meeting is required to be held on the 2<sup>nd</sup> Thursday of August; this year that falls on August 13<sup>th</sup> 2020 @ 7pm. We are planning another pre-meeting BBQ. This is the meeting that board positions would open for voting. In order to vote at this meeting or join the board your dues need to be up-to-date through July.

**Safety:** This is a reminder to make sure all vehicle and home doors are locked. If you see unfamiliar vehicles or persons in the visitors parking or driving/walking thru, please contact the authorities. Always be aware of your surroundings!

**HOA Dues:** Please remember that dues are now \$173.00. Dues are due by the first of the month. Dues **MUST** be mailed to PO Box 27, Arvada, CO 80001. Thank you.

**Visitors Parking:** All Vehicles in Visitor Parking must be moved at the first fall of snow. This area is used as overflow for the plow trucks.

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**Dumpster Areas:** Over the last year both fences surrounding the dumpster have been replaced; take care when lifting the dumpster lid. Avoid slamming the lid onto the fence.

It is again that we are asking that if the dumpsters are full to DO NOT ADD MORE TRASH; Either evaluate the other dumpster, if there is no room, please take the trash back and do not leave on the ground!! We have trash service on Monday; Wednesday and Friday so you will not have to wait long to properly and responsibly discard your trash.

Additionally do not send your children to dump the trash if they cannot lift the lid; there have been reports that children are taking out the trash and leaving it next to the dumpster because they cannot open the lid. Please be responsible for your own waste and properly dispose of it. If it is reported you could be fined.

The billing for the trash is becoming quite high! The dumpsters are for TRASH ONLY! If you have a couch, a bed, a refrigerator, huge cardboard boxes, bean bags, chairs, shelving, tile, wood, or anything from home repairs to take to GOODWILL, ARC, ARVADA RECYCLING OR THE DUMP YOURSELF OFF SITE!

**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.