


Woody Creek Townhome Association Newsletter October 2017

	President	Jon Risbon	720-544-3417
	Vice President	Joan Gallagher	303-421-9975
	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.			

HOA Dues: Effective January 1, 2018 the dues will be increased to \$159.00. The increase will bring an additional \$5460.00 into funds to support activities for the HOA. There are many reasons why the increase is necessary and to show total transparency the reasons below are huge factors that have led to this decision.

- **WATER BILL:**

- The HOA water bill is the highest it has been in 10 years.
- It is crucial that if you have an internal leak that you address it quickly.
- If you have fixed something internal please submit a receipt to the HOA board. This will help greatly to help the board negotiate with the City of Arvada to reduce the bill.
- This excess to the water bill costs the HOA \$1000-\$1500 every 2 months.
- That equals yearly \$6000.00-\$9000.00 a year.

Check your toilet and make sure it is not running, add dye to the toilet tank and wait 30 minutes and check the bowl and if there is dye in the bowl there is leak that needs to be fixed, Check your hot water heaters in the crawl spaces and if there is a leak fix it. Please take your vehicles to the Car Wash as it uses less water and the dirt, oil and chemicals on your car go down the drain to be recycled and not into the water table from the drain in the driveway. Check the hoses on your dishwashers and washing machines if leaking replace. If running the hose to water trees in front of the home do only 10 minutes. Make sure the faucet of the hose is completely off.

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- **TRASH:**

- If we overfill the trash container we are now being charged an extra 95.00 dollars per container.
- Over the last 2 months this additional fee has costed the HOA \$600.00 additional dollars.
- If this continues it will annualize \$3600.00 additional dollars the HOA pays.
- Please utilize the trash appropriately.
- Mon/Wed/Fri are pick up days.
- If the trash is full wait until a pick up occurs.
- Furniture is not to be dumped in the dumpster.
- Renters please inform your tenants about these costs and encourage them to use the trash appropriately.

- **Insurance:**

- Due to the hail damage our insurance has increased by over \$1100.00 dollars a month.
- The HOA is in process to getting more bids to try and lower our insurance premiums.
- This increase equals \$13,200 dollars a year.

- **Cost of increase:**

- We are estimating that the HOA will be spending an extra \$22,800.00 on the listed 3 bills above.
- Every time we spend more money on preventable utilities the less we can spend on maintenance and capital improvements.
- The HOA is working on reducing the insurance costs
- Please be good stewards of the trash and water. It's a wonderful benefit that these fees are included in the HOA dues but the resources of the HOA are not unlimited.

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- **Other costs:**

- Snow removal is a cost that is difficult to budget; Mother Nature never gives us a forecast on what the weather will be like a year from now. This cost could be a lot higher depending on the snow accumulation.
 - Snow note: The snow removal per the contract will be removed 12 hours after the snow stops.
 - There are times the snow removers are here very quickly and there are times due to accumulation that they aren't here for a while.
 - Be prepared and plan ahead when snow is in the forecast.
 - A shovel is a crucial tool to have with or without an HOA.
 - As a board member and an owner I would love if the snow could be removed instantly but that is not the reality.
- Picking up your dog's poop is another small way to reduce costs; if you do not pick up your dog droppings we have to pay to have that done. That is another cost.

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 November 15, 2017, at 5:45pm at 5260 Garrison Street #7. This meeting will discuss the budget and all are welcome to join!