


# WOODY CREEK TOWNHOME ASSOCIATION NEWSLETTER

## JANUARY 2021

	President	Stevie Songstad-May	president@woodycreektownhome.com	720-690-5174
	Vice President	Joan Gallagher	vicepresident@woodycreektownhome.com	303-421-9975
	Treasurer	Sonia Spanitz	treasurer@woodycreektownhome.com	303-810-0186
	Secretary	Ashley Sparhawk	secretary@woodycreektownhome.com	303-669-7079
	Member at Large	Sarah Reed	memberatlarge@woodycreektownhome.com	720-949-8130
	<p><b>**PLEASE NOTE: New board members as of September 1, 2020**</b></p> <p><b>Website:</b> <a href="http://www.woodycreektownhome.com">www.woodycreektownhome.com</a></p> <p><b>Mailing Address:</b> PO Box 27, Arvada, CO 80001</p> <p><i>Note: The mailbox on the east side of the mail shed is for correspondence only.</i></p>			

### NEW POLICIES

- Attached, please find two standard Colorado Common Interest Ownership Act policies the HOA is adopting. They will go into effect on March 1, 2021.
- As a homeowner, you have the right to review and ask any questions. Please attend the February meeting or send the HOA an email if you have any questions about the policies.

### REMINDERS

- TRASH:
  - Pick up days are Monday, Wednesday, and Friday. Please remember that holidays affect this. When there is a holiday, trash will only come twice in that week.
  - IMPORTANT: WE ARE CHARGED FOR OVERFILLED DUMPSTERS - We are charged \$120 every time the lid does not close and if the trash is overflowing. Help us keep these fees down for the future of your community.
  - DO NOT leave any garbage next to the dumpsters. Please place trash entirely in dumpster and clean up after yourself if you drop anything.
  - DO break down boxes and large tree branches before placing in dumpsters.
  - Large items and home remodel trash is NOT allowed in the dumpster – see SustainAbility info below.
  - If you notice a dumpster is overflowing, or there is no room for your trash, please find another less-full dumpster or simply wait until after the next pick-up day.
- RECYCLING:
  - SustainAbility Recycling Center is ready to take your recyclables, large items & compost!  
 Located at 6240 W 54<sup>th</sup> Ave, Arvada, CO 80002  
 \$2 entry fee for two (2) bags of common recyclables; they also take hard-to-recycle and large items for a minimal fee.  
 More information: [www.sustainability-recycling.com](http://www.sustainability-recycling.com)
- DOG POOP:
  - Our community's dog poop has become overwhelming and disgusting, simply because dog owners are not being responsible pet owners and picking up after their dogs (*yes that means you too*). If you own a dog, it is *your* responsibility to pick up after it.
  - Remember to bring a plastic bag on your dog walks and dispose of their waste in the dumpsters.

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- RESPONSIBILITIES OF THE HOA:
  - Ground Maintenance, Snow Removal, Trash Removal, Tree, Shrubs, Lawn Care, Fertilization, Common Water and Sewer Services, Maintenance Painting, Repair and Outside Maintenance
  - Each townhome is individually owned and managed by each individual homeowner. The HOA does not manage studs-in and does not act as a landlord.
  - Mailboxes are owned and maintained by each individual homeowner, in conjunction with USPS. The HOA only manages the structure of the cluster mailbox, but not each individual mailbox. If you need to change your lock or repair your mailbox, you may do so with materials from the hardware store.
- PARKING REMINDERS:
  - Pull your car up close enough to your house so that you are not blocking the easement. Other cars need to get by.
  - The guest parking spaces in the complex are available for short term parking only. Any long-term guests or resident vehicles must park their cars on Garrison Street or risk being towed.
  - If it snows, please move your vehicles from guest parking as this is where they plow excess snow.

### HOA DUES

**Dues are \$173.00 per month, owed by the first of the month**

**Dues MUST be mailed. Please do not hand deliver to the bookkeeper or Treasurer**

Woody Creek Townhome Association #1  
PO Box 27  
Arvada, CO 80001

**\*Dues will not be raised for 2021 and will remain at \$173 per month\***

Many people have asked if dues can be paid electronically. We are not currently set up for electronic payments. However, if you would like to automate this process, please inquire via your bank's website to set up Online Bill Pay. Online Bill Pay lets you make recurring electronic payments. Your bank or credit union will mail a check directly to the HOA. If your bank offers this, add Woody Creek Townhome Association #1 as an individual biller, add payment amount, and the HOA address PO Box 27 Arvada, CO 80001. Please note, the HOA will not be releasing any bank account information for this process.

\*\*\*If you are having trouble paying on time or are behind on your monthly dues, please contact the Treasurer at [treasurer@woodycreektownhome.com](mailto:treasurer@woodycreektownhome.com) to set up a reasonable payment plan.

### NEXT HOA MEETING

**Tuesday, February 16, 2021 at 6:30pm**

Virtual Meeting, held via the Zoom platform  
All homeowners are welcome

**Join Zoom Meeting >>**

<http://bit.ly/3iojego>

**Passcode: HOA**

Meeting ID: 830 3564 9294