

# Woody Creek Tidings

Our community's monthly newsletter

## Announcements

### Dues have increased to \$244 effective February 1, 2026

Reminder that starting February 1, 2026 monthly HOA dues have increased to \$244. This decision was not made lightly and followed careful consideration of rising operational and maintenance costs. The increase is necessary to ensure the continued upkeep, safety, and long-term financial stability of our community. The Board remains committed to managing expenses responsibly and making decisions in the best interest of all homeowners. We appreciate your understanding and continued support

#### Discussed at last meeting:

- Potential to add online pay in the future. Homeowners will be responsible for any fees associated with online pay
- Rental unit letter to be going out soon.
- Water bill for 5250 is high
- Audit- not getting calls back from people who did it in the past. Will need to find a new place and get taxes files for last year and this year.
- Policies were voted on and approved and added to the website.
- Armor roofing- still working with State Farm. No update. Jordan will reach out and check in on status
- Trash is better with change of pick up days on Saturday
- Foundations are homeowner responsibility, landscaping is HOA responsibility

#### Your Board Members:

President: Paul Durston  
303-588-2944  
President@woodycreektownhome.com

Vice President:  
Jon Risbon  
720-544-3417  
Vicepresident@woodycreektownhome.com

Treasurer:  
Joleen Bailey  
720-276-8042  
Treasurer@woodycreektownhome.com

Secretary:  
Julia Beck  
303-915-6725  
secretary@woodycreektownhome.com

Member at Large:  
Jordan Green  
502-435-5034  
memberatlarge@woodycreektownhome.com

When sending an email, please make sure to include all board members. Do not contact individual board members. Please also remember to include your building and unit number. We respectfully ask that phone numbers only be used for time sensitive matters.

- Pest control- interior is up to homeowner but HOA is able to do exterior pest control but the HOA needs to be the one to call them out. If a homeowner calls them out it will be their responsibility

If there is an issue that requires immediate attention, please contact the board before hiring or paying for any services. Reimbursement will not be provided for expenses incurred without prior board approval.

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#### Reminders:

- Please be mindful that every unit only has 2 exterior parking spaces. You are responsible for making sure your guests park properly. Homeowners should not be long term parking in visitor parking.
- Please be mindful of our trash enclosures. These are shared by the community. Please make sure all of your trash enters the bins and please clean up after yourselves. **Please also remember to keep the lids down.** If the lids cannot be closed, we are charged extra so if bins are full, find a different one. Small children should not be sent to take the trash out without adult supervision.
- Fees are starting to be assessed on hometowns in arrears. Please work with Joleen to make sure you are up to date.

#### Next meeting:

Our next monthly meeting will be held  
Thursday February 19, 2026 at 6:30pm.

This meeting will be in person at Joleen's house, 5280 #4. The zoom link is also available for those unable to attend but still wanting to listen to the meeting.

<https://us06web.zoom.us/j/82025152568?pwd=KPm6itbDSN9f5muRgBAvR01T8Cng14.1>

Meeting ID: 820 2515 2568  
Passcode: HOA

#### Monthly Dues

Dues are \$226.00, due by the first of the month. Starting February 1, 2026 dues will be raised to \$244.

Dues MUST be mailed to Woody Creek Townhome Association #1  
PO Box 27 Arvada, CO 80001.  
Please do not hand deliver dues to anyone on the board

Many people have asked if dues can be paid electronically. 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.

If you are having trouble paying on time or are behind on your monthly dues, please contact the Treasurer at  
treasurer@woodycreektownhome.com to set up a reasonable payment plan. Payment plans must be submitted in writing and approved by the board.

While the HOA is passionate about the community, the board members are not landlords nor law enforcement. The board has set responsibilities and will NOT interfere with personal matters that are outside those set responsibilities. As homeowners ourselves, we ask that these matters that are outside the realm of those responsibilities, are handled by you, the homeowner. Thank you.





