

# Woody Creek Tidings

Our community's monthly newsletter

## Announcements

Dues have increased to \$226 effective February 1, 2025

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.

One camera for the trash areas has been purchased and will be installed soon.

Helpful drain maintenance tips:

- When using a garbage disposal, do not put in already ground material, like coffee grinds.
- Always run hot water 20 seconds after you've used the disposal. It needs to be flushed all the way to the main drain especially when grease is involved.
- If you suspect your toilet is leaking put food coloring in the tank and if it's leaking, it'll seep down to the bowl. Jon is willing to help if needed.

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Reminders:

- As always, please be respectful of others by picking up after your dog and obeying leash laws.
- 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.

### 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.

- 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.
- We are planning on updating our bylaws and covenants soon to make them more up to date.
- Fees are starting to be assets on hometowns in arrears. Please work with Joleen to make sure you are up to date.

We would like to thank everyone for attending our last meeting! We truly value your participation and encourage you to continue sharing your insight with us. To ensure our meetings are productive for everyone, we kindly ask that feedback is given in a constructive and organized manner. Your cooperation helps us to create a positive and effective environment for everyone in attendance. We truly hope that you will join us for our next meeting!

### **Next meeting:**

Our next monthly meeting will be held **Tuesday, December 16, 2025 at 6:30pm.**

This meeting will be in person at Jon's house, 5230 #6. 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.

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](mailto: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.

