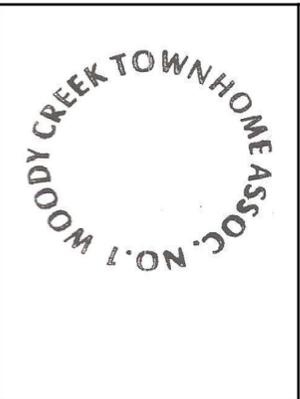


Woody Creek Townhome Association Newsletter

December 2021



President	Stevie Songstad-May	president@woodycreektownhome.com	720-690-5174
Vice President	Joan Gallagher	vicepresident@woodycreektownhome.com	303-421-9975
Treasurer	Kristin Bueb	treasurer@woodycreektownhome.com	303-881-4622
Member at Large	Michael Krier	memberatlarge@woodycreektownhome.com	303-667-5161

***Please Note: Two new board members are listed above (Kristin and Michael). The Secretary position remains open, please contact the board if you are interested in learning the requirements of the Secretary position.*

Website: www.woodycreektownhome.com

Mailing Address: PO Box 27, Arvada, CO 80001

Note: The mailbox on the east side of the mail shed is for correspondence only.

REMINDERS & UPDATES

● HOA DUES ARE INCREASING AS OF JANUARY 1, 2022

Dues will be \$181.00 per month as of January 1, 2022

- **The season is changing!** Please **do not park** in visitor parking when we are expecting snowfall, that is the dump area for excess snow
- GENERAL REMINDERS:
 - When sending an email to the board, PLEASE:
 - Provide your building and unit number
 - Copy all board members listed above on your correspondence
 - Any external work to your property/architectural modification requests must be submitted in writing to the board to be reviewed at the next meeting. No work may start until approved by the board.
 - Visit the association website for information on insurance, buyer and seller information, Zoom links for meetings, contact information, and more! www.woodycreektownhome.com
- SECURITY/SAFETY REMINDERS: 
 - Don't be an easy target, lock your car doors! Thefts are often committed by criminals simply trying door handles hoping for unlocked vehicles. It is an all too common problem that can be prevented by simply locking your vehicle. Never leave valuables inside your vehicle.
 - The HOA will not install a camera security system in the complex. Please install cameras appropriately on your own property at your discretion.
 - **The speed limit in the complex is 5 MPH**, please adhere to the speed limit to keep our community safe
- UPCYCLING and RECYCLING:
 - **THERE HAS BEEN AN INCREASE IN ITEMS LEFT BY DUMPSTERS.** Even if you're giving an item away for free - do not leave it by the dumpsters/on the sidewalks. List it on a site like craigslist, nextdoor, facebook marketplace, etc.
 - ITEM PICKUP! Contact 303-238-5263 for more information on large item pickup from Arc. (Arc Thrift accepts most household items for drop-off at 9661 West 58th Avenue, Arvada, 80002)
 - SustainAbility Recycling Center is ready to take your recyclables, large items & compost!

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Located at 6240 W 54th Ave, Arvada, CO 80002, More Info: www.sustainability-recycling.com

- RESPONSIBLE DOG OWNERSHIP: 
 - Please bring a plastic bag on your dog walks and dispose of their waste in the dumpsters.
 - **Every dog owner is held accountable for picking up after their pet. Fines will be enforced for owners that do not clean up after their dogs.**
 - **ALL DOGS MUST BE LEASHED WHILE OUTDOORS IN THE COMPLEX**

- TRASH:
 - Pick up days are Monday, Wednesday, and Friday. Trash is not picked up on holidays.
 - **IMPORTANT: WE ARE CHARGED FOR OVERFILLED DUMPSTERS AND TRASH ON THE GROUND** - Help us avoid these fees. If you notice a dumpster is overflowing, please find a less-full dumpster or wait until trash is next picked up
 - DO NOT leave any garbage next to the dumpsters. Please place trash entirely in dumpster and clean up if you drop anything. DO break down boxes and large tree branches before placing in dumpsters.
 - **Fines will be enforced for those who leave trash in areas that impedes the use of the dumpster for other homeowners.**

HOA DUES

Dues are \$181.00 per month, due by the first of the month

Dues MUST be mailed. Please do not hand deliver to anyone on the board.

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

Online Bill Pay

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 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 to set up a reasonable payment plan.

UPCOMING MONTHLY MEETING

JANUARY BOARD MEETING

Thursday, January 20, 2022 at 6:30pm
Virtual Meeting, held via the Zoom platform
All homeowners are welcome

Join via Zoom link: <https://zoom.us/j/96232793504?>

Passcode: HOA

Meeting ID: 962 3279 3504