



www.woodycreektownhome.com

Your Board Members

President-Stevie Songstad-May

president@woodycreektownhome.com

720-690-5174

Vice President-Joan Gallagher

vicepresident@woodycreektownhome.com

303-421-9975

Treasurer-Vacant

Secretary-Julia Beck

secretary@woodycreektownhome.com

303-915-6725

Member at Large- Ryan Hartzler

memberatlarge@woodycreektownhome.com

720-880-8507

When sending an email to the board, PLEASE:

Provide your building and unit number

Copy ALL board members listed above on your correspondence. Please do not contact individual board members. If you need to contact a board member please email, call, or text. We respectfully ask that no one come to any board member's homes. Please note Facebook is not an appropriate way to communicate with the board. Phone numbers are only to be used for time sensitive matters, otherwise please email.

Woody Creek Townhome Association Newsletter

November 2023

ANNOUNCEMENTS:

• Dues are being raised to \$210 effective January 1.

- Ice melt is located by the mailbox.
- Please tell your visitors not to park in visitor parking when we are expecting heavy snowfall. This is where the snow is plowed to.

PARKING REMINDERS:

- Every homeowner is only entitled to 2 exterior vehicle spots. No more than 2 vehicles should be parked in front of your unit at any given time. Inside the garage does not count as a one of these spots.
- Each homeowner is responsible for their guest's parking. Please ensure they are parking in visitor spots. Homeowners have the right to tow vehicles parked in their spots.
- If a guest is planning on staying more than 4 hours in a guest spot, please let a board member know.
- Please do not park, or let a visitor park, in front of the dumpster. Waste Management will not pick up our trash and we will be fined. Fines and/or towing will be enforced for those in violation.

PET REMINDERS:

- Please be sure to always leash your dog when in public areas. The city of Arvada requires leashes. Please help keep everyone, including your pup, safe by leashing them. Fines of \$50 will be enforced on those who fail to do so.

Monthly Dues

Dues are \$195.00 per month, due by the first of the month. Dues will increase to \$210 on January 1.

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

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. Please note, the HOA will not be releasing any bank account information for this process.

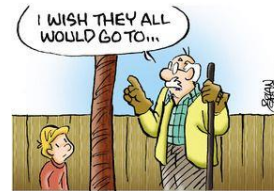
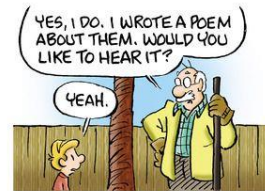
If you are having trouble paying on time or are behind on your monthly dues, please contact the Treasurer at treasurer@woodycreektownhome.com to set up a reasonable payment plan. Payment plans must be submitted in writing and approved by the board.

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.

TRASH:

- Pick up days are Monday, Wednesday, and Friday. Trash is not picked up on holidays.
- **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. Please place trash entirely in the dumpster and clean up anything you drop. We have gotten larger dumpsters to help with overfill issues but please be respectful and do not overfill these dumpsters.
- Please keep the lids down on the dumpsters.
- Visitors do not have dumping privileges. Please ensure your guests are not dumping their trash in our receptacles.
- Fines will be enforced for those who leave trash in areas that impede the use of the dumpster for other homeowners.

PICKLES



BY BRIAN CRANE

UPCOMING MEETING

Monthly Meeting:

Tuesday, December 12, 2023 at 6:30pm

Held: Via Zoom

<https://us06web.zoom.us/j/85947808204?pwd=OCjhKbBY5MdX83I4TCh8qgiaaGss55.1>

Meeting ID: 859 4780 8204

Passcode: HOA