



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-Genowefa Mensching

treasurer@woodycreektownhome.com

Secretary-Julia Culver-Ferguson

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

Woody Creek Townhome Association Newsletter

December 2022

GENERAL REMINDERS/ANNOUNCEMENTS:

- Updated policies have been added to the website under the by-laws and covenants tab. Please familiarize yourself with these updated policies. These new policies cover meeting conduct, procedures for collection of unpaid assessments, and policies and procedures for covenant and rule enforcement. Hard copies can be requested if desired.
- Ice melt is for anyone in the community who wants it and is located by the mail shed.
- Per article XII section 7 of the covenants, Airbnbs are NOT allowed.
- Car thefts are on the rise and individuals have been seen in our community. We urge you to do what you can to protect yourselves. Be sure to lock your car. Locking gas caps are also a great way to deter thieves. Report suspicious activity to the police. Thieves are specifically targeting Kia's and Hyundai's.

<https://fortune.com/2022/09/22/hyundai-kia-cars-stealing-hack-thieves/>

- Unfortunately, due to the skyrocketing cost of living, along with the water bill going up 12%, dues will need to be raised in 2023. All homeowners will be given 30-days notice before dues increase.

<https://arvadapress.com/stories/arvadans-hit-with-123-water-rate-hike.405006>

PARKING REMINDERS:

- 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 let your visitors park in the visitor parking lot if we are expecting snow. This is where the snow gets plowed to.
- Guest parking is for visitors ONLY. Do not park in visitor parking if you live in the complex. Violators will be towed at owner expense.

Monthly 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

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.

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.

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.
- 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.



UPCOMING MEETING

December Meeting:

Tuesday, January 17, 2023 at 6:30pm

Held: Virtually through Zoom

<https://us06web.zoom.us/j/81026869172?pwd=bXhnNC9OWFRPY3o4c0svdHpBQTRiUT09>

Meeting ID: 810 2686 9172

Passcode: HOA