

WOODSIDE PARK HOA UNITS 2, 3 & 4 NEWSLETTER

Volume 1, No. 3

A Firewise Community

Fall 2014

2014 FALL GENERAL MEMBERSHIP MEETING

Saturday, **October 25, 2014**

10 a.m. to noon

Shepherd of the Rockies Lutheran Church

Upper Fellowship Hall

106 Rosalie Rd., Bailey CO

Refreshments will be served!

Directions to the Church

1. At the Pine Junction stoplight, turn right on 285 toward Bailey
2. Turn left onto Rosalie Rd at the Dynamic Properties real estate sign
3. Church is up the hill on the right
4. Meeting is in the upper level fellowship hall

Questions? Email the HOA Secretary, Kathy Lower, at kathylower1951@gmail.com, or call her at (303) 815-0184.

MEETING AGENDA

- 10:00 a.m. Call to order
- 10:02 a.m. Introduction of 2014 HOA Officers and Directors
- 10:10 a.m. Treasurer's Report
- 10:20 a.m. Old Business
- Recap of 2014 community activities
 - Firewise update (including **raffle** of a green reflective address sign worth \$10; a **talk by Woodside resident Ronnie Warren, who works for FEMA**; information on the Bailey Healthy Forests Initiative; and awarding of **prizes** for the most hours and dollars spent on mitigation from August 1, 2013 to date, so be sure to send your tracking sheet(s) to Kelly Flynn—see form at the end of the newsletter)
 - Equestrian Center update
 - Trails update
- 10:40 a.m. New Business
- Election of HOA Officers and Directors for 2015 (**see more information below on page 3**)
- 11:00 a.m. Open Forum
- 12:00 p.m. Wrap-up and adjournment

BOARD AND COMMITTEE MEMBERS 2014

HOA Officers and Directors 2014

President:	Sharon Evridge	(303) 816-0831	majesticmtnarabians@msn.com
Vice President:	Melissa Fisher Faler	(832) 722-0494	jewelrymelissa@gmail.com
Treasurer:	Jackie Brutout	(303) 838-2246	mtnbrutout@msn.com
Secretary:	Kathy Lower	(303) 815-0184	kathylower1951@gmail.com
Directors at large:	Ed Samberg	(303) 816-6676	ed@sambergs.org
	Linda Perry	(303) 420-1457	lindacarroll92@yahoo.com
	Kelly Flynn	(513) 535-5616	kelcolo@yahoo.com

Firewise Committee Members 2014

Kelly Flynn (chair)	(513) 535-5616	kelcolo@yahoo.com
Jackie Brutout	(303) 838-2246	mtnbrutout@msn.com
Briggs Cunningham (Unit 5)	(303) 816-0199	richardbcunningham@mail.com
Sharon Evridge	(303) 816-0831	majesticmtnarabians@msn.com
Kathy Lower	(303) 815-0184	kathylower1951@gmail.com
Lorna Serber	(303) 838-2895	boulderlas@msn.com

Architectural Control Committee Members 2014

Dave Brutout	303-838-2246
Bill Plume	303-838-4652
Ken Evridge	303-816-0831
Justin Stewart	303-841-8621
Bob Banks	303-838-0827

The Woodside Park Units 2, 3 and 4 Declaration of Covenants, Conditions and Restrictions (“CCR”), adopted in March 1976 by the original owner of the land, established an **Architectural Control Committee** whose purpose is to “maintain . . . within [Woodside] a style and nature of building design which is homogeneous with and complementary to the environmental setting of the subdivision.” The CCR, and through them the authority of the ACC, apply to all lots within Units 2, 3 and 4.

One role of the ACC is to review and approve all plans for construction, addition to, improvement or alteration of any structure on all lots within Units 2, 3 and 4. Please contact the Committee (a list of members is included below) should you be considering any type of improvement on your property (other than internal remodeling of an existing home or other structure). If you are planning a new fence, an addition, a new roof, a new outbuilding such as a shed or barn, or just a new coat of paint – give any one of the members a call. With the number of recent Land Use Regulation (LUR) changes in both Park and Jefferson Counties, many of our covenant provisions have either been superseded or further amplified by new county requirements. Although the counties do not enforce our covenants (that is up to us), they will enforce their LURs. Some of our neighbors have completed projects without ACC involvement. The ACC might have been able to head off what they are facing now – having to deal with a county Code Enforcement Officer. A call to the ACC can make the process much smoother.

ELECTION OF OFFICERS AND DIRECTORS FOR 2015

Our Bylaws allow for seven Directors, four who hold Officer posts (President, Vice President, Treasurer and Secretary) and three who serve at large. It's been a fruitful year this year with an engaged, dedicated Board that is focused on making Woodside the best, and safest, it can be. Current Directors may run again, but we always encourage new participation. Come join us and be part of the solution.

Our current President, Sharon Evridge, will be stepping down at the end of this year. Sharon generously offered to run for President on an interim basis earlier this year when an unexpected vacancy in the position occurred, and we owe her a hearty round of thanks for her leadership these past months. Now we have the opportunity to elect a full-term President for 2015 from our membership. If you are interested in running for a position, contact the HOA Secretary, Kathy Lower, by email at kathylower1951@gmail.com or by phone at (303) 815-0184 to let her know. Also, nominations from the floor will be solicited at the meeting itself.

If you can't attend the meeting but would like to vote for Board nominees, you may obtain an **Absentee Ballot** with the most up to date information we have as to candidates who have declared an interest in running for a position. You may request an Absentee Ballot in three ways:

1. Email your request to Kathy Lower at kathylower1951@gmail.com; or
2. Call Kathy at (303) 815-0184; or
3. fill out the Absentee Ballot Request Form at the end of this Newsletter and mail it to WPHOA Units 2-3-4 Election Committee, PO Box 176, Pine CO 80470.

One final note: you must be a current member of WPHOA Units 2, 3 & 4 (meaning you have paid dues for 2014) in order to run for a Board position or vote on nominees. A membership application is attached at the end of this Newsletter in case you haven't joined yet but want to run or vote. **But don't pay twice!** If you aren't sure whether you have already paid dues for 2014, please contact our Treasurer, Jackie Brutout, at mtnbrutout@msn.com or (303) 838-2246.

EQUESTRIAN CENTER UPDATE

A lot has happened at the Equestrian Center this summer. First, the Center was formally named the Don Haner Equestrian Center with the installation of a custom-made sign to honor our late friend Don, a long-time HOA member and Equestrian Center supporter. Here's a picture—stop by and check it out!



Second, significant maintenance was undertaken on the buildings and grounds. We owe copious thanks to Bob Banks and Dave Brutout for power washing and staining the stables, Sharon Evridge for overseeing extermination of invading rodents, Justin Stewart for discing the arena, and Dave Caballero for mowing. As you can see, it takes a village to keep up our very special asset. If you are willing to help in some way next summer, contact Sharon Evridge at (303) 816-0831 or majesticmtnarabians@msn.com.

REGISTER FOR POSSIBLE HELP WITH MITIGATION EXPENSES

Check out baileyhealthyforests.org, the website of the Bailey Healthy Forests Initiative. The Initiative is a partnership project between the United States Forest Service, the Colorado State Forest Service, Park County, the City of Bailey, the Coalition for the Upper South Platte, the Governor's Energy Office, the Colorado Department of Local Affairs, the Natural Resources Conservation Service, the Colorado Forest Restoration Institute at CSU, the local business community, home owners and home owners' associations, and others. Their goal is to improve forest health, reduce beetle infestations, and reduce the potential impact of forest fires in and around the Bailey area. The Initiative is currently working on multiple funding sources to aid homeowners in creating defensible space on their properties. The website has a form to complete as the first step in their inventory of properties and locations to build a list of future work sites. They need our help to help us. If you are interested in mitigating your property, please fill out the form as completely as possible.

GREEN REFLECTIVE ADDRESS SIGNS STILL AVAILABLE

Interested in obtaining for yourself one of those green reflective address signs you've seen popping up around Woodside? Contact Kathy Lower at (303) 815-0184 or kathylower1951@gmail.com. Cost is \$10 (sign only, does not include a post).

ADVERTISING YOUR BUSINESS IN THE NEWSLETTER

One benefit of membership in WPHOA is the opportunity to advertise your business or service in our three-times-a-year Newsletters—for free! Non-HOA member Woodside Park residents pay \$12 per issue, or \$36 per year—so you save money if you join WPHOA! Non-Woodside Park residents may advertise for \$12 an issue, or \$36 per year. Advertisements are located at the end of the Newsletter.

If you want to advertise in our three 2015 editions (Spring, Summer and Fall), please contact Kathy Lower and let her know. It's a two- step process **each year**: (1) pay your dues (or pay the non-member or non-resident fee); and (2) let us know that you want to advertise, either by providing us with the copy you want included or with a business card. This is true for past advertisers as well as new advertisers. Without your active input each year we can't assume that you want to advertise or that the information you provided in the past is still accurate. Thanks!

**THE FOLLOWING BUSINESSES HAVE PAID TO SUPPORT OUR ASSOCIATION
AND WOULD GREATLY APPRECIATE YOUR PATRONAGE!**

SVC TECHNOLOGIES
We put the tec in technology.

We can fix your computer and/or retrieve your data now!

- Computer Repair- Laptop/desktop
- Virus removal
- Tablet repair - Virus removal and screens
- Data Recovery on all memory devices
- Security systems

13700 U.S. Hwy 285 #108, Pine CO, 80470 | 303-330-0252 | www.svctec.com

Scentsy
INDEPENDENT CONSULTANT

Cathy Banks
Independent Consultant
(303) 594-0959
cbbanks26@aol.com

Order Online!
cathyscentedcorner.scentsy.us

Peace Hair and Art Studio
Sherry Eaton
303-816-0044
13700 U.S. Hwy 285, Suite 111
Pine, CO 80470

www.peacehairart.com

ASPEN PARK
ART & FRAMING

*Specializing in fine art
and elegant picture framing*

Coreen Reynolds

10875 US Hwy 285, Suite D-201B
Conifer, Colorado 80433
Phone: 303-838-9851
www.aspenparkframing.com

LAW OFFICES OF FREE & LOMBARDI

CRIMINAL DEFENSE AND COMPLEX CIVIL LITIGATION

www.FreeAndLombardi.net

13700 U.S. HWY. 285, SUITE 107
PINE, CO 80470

303-838-0508
720-839-2076

Tom's Touch

Writing, editing, photo books, slideshows
www.tomstouchmemories.com

Tom Locke
Owner

720-261-7484 (cell)
bigmittens1@yahoo.com

3645 Nova Road
Pine, CO 80470

"I could not have asked for a better copy editor. He is a thoughtful, careful, precise editor who has the experience, the knowledge, and the patience to handle any project." — Jeff Miller, author of "Behind the Lines"

"I was extremely pleased with Tom Locke's editing of my first book, 'Historic Tales from Park County — Parked in the Past.'" — Laura Van Dusen

"Two of my coffee table books edited by Tom Locke won major awards." — Bernie Nagy

IMHS
intermountain
HUMANE SOCIETY

Second Chance Thrift Store

303-816-2471
67318 US Hwy 285 (2nd floor), Pine CO 80470

www.imhs.org

IMHS
intermountain
HUMANE SOCIETY

post office box 1250
conifer, colorado 80433

Melissa Fisher Faler
Independent Stylist

(832) 722-0494
(303) 816-9023
JewelryMelissa@gmail.com

STYLE • HOST • SHOP
www.stelladot.com/JewelryMelissa

Like my page for sales, contests, & promos:
facebook.com/JewelryMelissa

WPHOA UNITS 2, 3 & 4 2014 SERVICES DIRECTORY

Those listed below are dues-paying members of the HOA who have asked that their special vocation or service be listed for your information. Contact the HOA Secretary, Kathy Lower, if you'd like to add your name and service to the list (or make changes to or delete an existing listing).

NAME	BUSINESS / SERVICE	PHONE / EMAIL
Cathy Banks	Scentsy Consultant	Cell: 303-594-0959 Home: 303-838-0827 cbbanks26@aol.com cathyscentedcorner.scentsy.us
Larry Blattel	SVC Technologies Data Recovery	303-330-0252 larry@svctec.com
Ken Evridge	Firearms Instructor Conceal Carry Classes	Home: (303) 816-0831 guninstructor@msn.com
Melissa Fisher Faler	Stella & Dot Jewelry Stylist	Cell: 832-722-0494 Home: 303-816-9023 JewelryMelissa@gmail.com www.stelladot.com/jewelrymelissa
Tom Locke	Tom's Touch: Services include writing, editing, help with memoirs, and producing photo books and slideshows	Cell: 720-261-7484 bigmittens1@yahoo.com www.tomstouchmemories.com

FIREWISE ACTIVITIES MATCHING FUNDS RECORDING SHEET

Can be used for matching funds and other Firewise Communities/USA purposes

What qualifies for matching funds or Firewise grants? Any time or money you spend on your home and/or surrounding property for the purpose of reducing the probability of wildfire loss. Examples of activities that will qualify related to homes and outbuildings are:

- Removing trees, brush, grass from around your structure
- Cleaning gutters of pine needles and other debris. Cleaning the roof and clearing anything flammable from within three feet of the base of the structure.
- Removing tree limbs less than six-ten feet from the ground around structures
- Replacing a shake-shingle roof with a non-flammable alternative

The following volunteer activities will also qualify for Firewise matching funds. Volunteer time is recorded at the rate posted at www.independentsector.org. (Note: this rate changes each year)

- Firewise Board meetings
- Firewise community events
- Family preparation for wildfire

To record your time, fill in the following:

Activity	Date Performed	Amount of Time

To record your costs, fill in the following:

Activity	Date Performed	Attach Invoices

I affirm that the information I have provided on this form is accurate.

Print Name	Date
Signature	Phone/E-mail
Resident Address	Woodside Unit# Lot#

Return this form to your Firewise Board Contact:
 Kelly—Woodside HOA Firewise Committee
 Address: PO Box 176, Pine CO 80470

E-Mail: WoodsideFirewise@gmail.com

WOODSIDE PARK UNITS 2, 3 AND 4 DUES CARD

NAME(S): _____ PHONE: _____ UNIT #: _____ LOT #: _____

STREET ADDRESS:

_____ (street)

_____ (city)

_____ (state)

_____ (zip)

MAILING ADDRESS (if different):

_____ (street or PO box)

_____ (city)

_____ (state)

_____ (zip)

Most HOA correspondence (newsletters, alerts, etc.) will be sent by email. Only annual dues notices will be mailed at the beginning of each new year to all Units 2, 3 and 4 residents. Please provide your email address so the HOA Secretary can stay in touch with you. All email addresses will be kept confidential.

Email address: _____

(please print clearly)

Contact the HOA Secretary, Kathy Lower, at (303) 815-0184 to receive HOA correspondence other than dues notices by USPS mail.

Dues are \$30 per year for improved lots and \$15 for unimproved lots. If joining for the first time, please include a one-time initiation fee of \$10. Make checks payable to: WPHOA Units 2, 3 & 4. Mail to PO Box 176, Pine CO 80470.

ABSENTEE BALLOT REQUEST FORM

Please send an Absentee Ballot for the election of officers and directors of WPHOA Units 2, 3 & 4 for calendar year 2015 to:

Name: _____

Address: _____

Woodside Unit No.: _____ Lot No. _____

Mail this form to:

Election Committee
PO Box 176
Pine CO 80470

Please write "Ballot Request" on the envelope.